1

File No. AFD. 24. FGL 70

MYSORE GOVERNMENT SECRETARIAT

Notes/Correspondence/Collection

Department AF — Section Forest 'B'

Subject :— Forest Dept – Bangalore Divn – North Tq – Land for Film Industry complex – Kapali Enterprises – representation of –

Earlier References :—

Later References :—

~~7-4-70~~
24-7-71

(Classification A/B/C)

Cr. 3978 26/8

Notes Pages 10 24/7/71
Correspondence Pages 49
For/Not for Section Note Book
To be destreyed after —

B.G. Basappa
Under Secretary to
Government.

A
1/4/04

Vatsala

(ಎಸ್.ಆರ್. ವತ್ಸಲ)
ಸರ್ಕಾರದ ಅಧೀನ ಕಾರ್ಯದರ್ಶಿ,
ಅರಣ್ಯ, ಪರಿಸರ ಮತ್ತು ಜೀವಿಶಾಸ್ತ್ರ ಇಲಾಖೆ,
(ಅರಣ್ಯ-ಬಿ).

Indexed.

Note-1

1) A draft letter to C.C.F. is put up for approval

27/1

Issue

27.1.70

Sl. No. 2. letter No. B3/GFL/1792/69-70 dated 6.4.70 of the C.C.F B'lore.

Note 2

2) 1) M/s Kapali Enterprises, Bangalore-3 have requested to grant 25 acres of land in the first stage and 300 acres ultimately for their proposed Film Industry, in Jarakabande Plantation, Bangalore Range.

2) The D.F.O and C.F have recommended to grant 25 acres only out of the 1953 and 1954 Trench-mound plantations in Jarakabande Kaval.

3) The C.C.F has recommended to reject the request as no purpose will be served in granting 25 acres when the party wants 300 acres in the final stage.

4) Accordingly we may reject the request of M/s Kapali Enterprises to grant land in Jarakabande Kaval and endorse on H.D file as follows:-

Subject: **File No.** AFD-24-FGL 70. 3 M. G. S.

" The request of m/s Kapali Enterprises Bangalore-3 to grant land in Janakabande 'A' and 'B' plantations is rejected as there is no sufficient land to be released in favour of the party".

7/4

Para 4 is for adns

24/4/70

M/S)

27/4/70.

NOTE:

~~Minister for Forests~~) (i) To discuss with Minister for Industries & Information. Before this meeting I would like to inspect the area asked for.

3-A 628 28/5/70

5/5/70

(ii) This matter was discussed with C.M. on 3rd Aug 70 and I have inspected the spot on 4th Aug. 1970. Again the matter was discussed with C.M. on 10th August 70 with the representatives of Kapali Enterprises. In the meeting held on 11th with the representatives of the Kapali Enterprises regarding the lease of land & Rent & other conditions were discussed. Cabinet note may be put up incorporating all conditions of the lease.

11-8-70.

ALUR HANUMANTHAPPA
Min. of State for Forests

~~Secy A&F)~~ 11/8

DS 11/8 12/8

Secy., A. & F.
No. 5361
Date 11.8.70

Dy. Secy., A & F
No. 4666
11/8

S.O. 12/8.

DOCKET SHEET

Department: A&F

File No. AFD 24 FGL 70

Section Forest 'A'

Volume :

SUBJECT

Request of M/s Kapali Enterprises for grant of land in Jarakabande plantation B'lore dist for Film Industry Complex.

Number and date 1	To whom sent 2	Instructions 3
22/8/70	DS	
Min. of St. Forests No. 1587 Date 25.8	C.S.	
3978 26/8		
Secy., A. & F. No. 2361 Date 30/3.		
Secy., A. & F. No. 3496 Date 27/4.		
4372 31.5.71		

[P T.O.

4) Attended the meeting on 11-8-1970. If the file has since been received please put up for examination

U.S. (Tech)
13/8/70.

FA) 13.8

Sri R 13/8

AFD 6154 FA 70
13/8/70

Sl. No 8. letter No. B3/QFL/1792/69-70 dated 18.8.70 of the C.C.F. B'lr

Sl. No. 9. letter No R.47. DAR. 156/70-71 dated 21.8.70 of the D.F.O. B'lore to C.F. Mysore.

Note 4

5) (i) The letter of C.C.F at p22 c/f may kindly be perused. The C.C.F has sent terms and conditions of lease to be stipulated. The rent is to be fixed and inserted at item 2 at p27 c/f in consultation with F.D. A rent of Rs 150/- may be fixed as done in normal cases for lease of lands to industrial purposes.

(ii) The D.F.O in his letter at dated 21.8.70 at p2 c/f has reported that the value of malki to be conceded to the firm comes to Rs 35200/-

p 28 c/r (iii) A draft cabinet note with ref. to Note 3 is put up for approval. F.D may also and H.D & C & I may be consulted.

DS) 22/8/70

4968

22/8

6

For urgent opinion pl.

24/8/70

D/S FD
(Sri Moses)

FD 515 Int W2

[redacted]5

4968

Dy. Secy. F.D. (W & S)
No. 6467 Date. 22-8

(6
1.1537.

In case this area is converted into a fully-fledged plantation, the revenue accruing to Government is likely to be well in excess of Rs 150/-per acre per annum. No attempt has been made by A&FD to calculate the revenue foregone if the present proposal is accepted. A&FD may please examine this aspect in detail. Pending this, an extent of 25 acres only may be released as suggested by the DFO and the rest of the area should be reserved for purposes of demonstrations, plantation, etc.

A. Mohandas Moses
25/8

Approved by)
Jt.Secy.)

(A.MOHANDAS MOSES)
Deputy Secretary to Government
Finance Department

D.S. A&FD
(Sri Deshpande)

for perusal

25/8/70

Note 6

Min (Forests)

Cabinet note approved
This subject may be brought before the cabinet on 27th Aug 70

25/8/70
ALUR HANUMANTHAPPA
Min. of State for Forests.

(7 ~~C~~ 367/70
26/8/70

~~Secretary~~ A&F)

GH 25/8

(C.S)

(CA)

26/8

NO: AED 24 FGL 70

7

Note 7

SUBMISSION NOTE

S|A

8) Cabinet Note C.No.347/70 is pla[redacted]ow for orders. The note was prepared and approved by the Minister on 25.8.1970. Thereafter, it appears that the decision on it was deferred and the then Minister of State for Forests had given some instructions to the C.C.F., in response to which he has written a letter to Government dated 17th November, 1970 which is at Sl.No.13.(x) It appears that the idea was to lease an area of 38 acres only as against 93 acres, proposed earlier to the applicants.

(x) S|B

(R.A.Naik)
Secretary, A.&.F.Dept.
3.4.1971

G.S. 79/71
3-4-71

2361

Note 8

9) ~~GOVERNOR~~

Can they not be given some other area? The C.C.F. has objected to its being given as it is a very valuable forest area. As it is we are steadily denuding our forests & when we do this & the best of them it is a matter for serious ~~that~~ thought.

We should also assure ourselves about the capacity of these people to achieve what they aim to do.

I would like to have further information on all the above aspects of this case

3/4/71

Secy A&F)

P.T.O.

Note.9

10) Though it is true that C.C.F. had originally objected to the area in Jarak Bande Plantation being released in favour of the Kapali Enterprises for setting up a Motion Picture Industry Complex, during the subsequent discussions, it was agreed that there may not be any serious objection to releasing some portion of the Plantation for this purpose subject to the condition that the lessees will not cut down any of the trees in the leased area. Attention is invited in this connection to portion marked "A" of para 6 of the Cabinet Note No.C.347/70* .

*FLAG"A"

One or two alternative areas were considered before it was agreed to release the area from Jarak Bande Plantation. Large chunks of Government lands are available on Bannerghatta side and a piece of land out of this has already been released in favour of Abhiman Studios for putting up a Film Studio. There is also a proposal to release some area in Bannerghatta to Mysore State Film Industry Development Corporation. However, the Kapali people were not interested in going over to that area on the ground that the water available there was not suitable for the processing of films, particularly coloured films.

Since the Jarak Bande Plantation consists of research plots, we may not release any area from this plantation, as earlier indicated. The company will be asked to find out some other suitable area for setting up the proposed Complex according to their requirements.

As regards the capacity of the Kapali Enterprises for setting up the type of Complex envisaged by them, it may be appreciated that it will be difficult for the A.&.F.D. to ascertain it. Perhaps we may ask the Director of Industries for his opinion.

(R.A.Naik)
Secretary, A.&.F.Dept.
6.4.71

2361
G.S. 115/71
6-4-71

Note.10

GOVERNOR

11) I agree. We can not release the area for them & they should look for some other less valuable area. We might also ascertain their financial resources to implement the scheme ~~[illegible]~~ the

Secy A&FD)

AFD. 24FGL70

Note-10

Please issue the letters to the Secy. Kapali Enterprises and CCF(Gl.), as dictated.

(12)

8/4

Secy. A&F Dept.
8.4.71

US(Tech.)

Note-11

The H-D file may be endorsed as under and the file returned.

" A copy of letter No. AFD. 24. FGL70 dated 8.4.71 is placed in the file which is self-explanatory" (13 p 67)

3496.

27.4.71

13/4. Secy. ~~A&F.~~

22/4

27/4 29/4/71

HD file is endorsed and HD file may be returned

5/5/71

3/5/71

4/5

HD's file HD 335 PIS 65
Returned to HD
~~[illegible] AF~~ under No
AFD 24 FGL 70
on 6/5/71
6/5/71

Sl. No. 18 :: Letter from Kapali Enterprises dated 29 Apr 71

Kindly see the Secy's D.O letter at page 45.

M/s Kapali Enterprises have sent further request re: ~~have Selected~~ 38 acres of land in Jarakabande plantation 'A' ~~itself~~. ~~It is~~ Sub. for orders. ~~in view of the Secy's D.O. letter.~~

ksr.
17/5/71
&
19/8

(14)

The party has again approached the Govt. with a request to grant 38 acres from the same area (Jarakabande Plantations) even after the issue of the Govt. letter rejecting their request.

No fresh grounds or arguments are adduced.

Since a decision has already been regarding their request for this particular area but keeping open the considerations for any other area, it is for orders whether the remarks of CCF(G) to be called for or whether a reply can be given declining their offer at the same time inviting ref. to the earlier reply.

Dy. Secy., A & F
No. 2040
28/5.

DS
on cr.
Secy)

Note. 20 27/5/71

4372

(15)

~~xxxxxx~~
No fresh grounds to reminder. Reply declining the offer inviting ref to the earlier reply

31.5.71

31/5

1/6.

AED.24.FGL70.

Note.21.

Ref. Note.20.

A draft letter is put up for approval

3/6.

3/6.

PUC

Dy. Secy. A&F
No. 2179
4.6.71

DS

8/6/71

Cls sue

9/6.

May be recorded B.

16/7

24/7/71

AFD 24 FGL 70. 10th June, 71.

The
Agriculture & Forest Department.

Sri N.Venkataram Babu,
Secretary, Kapali Enterprises
Kusuma Bhavan, 68,
IV Main Road, Malleswaram,
Bangalore-3.

Sir,

Sub: Grant of forest land in Jarka Bande Plantation 'A' in Bangalore North Kanara - Taluk Construction of Motion Picture Studio.

With reference to your representation dated 29-4-1971, on the subject mentioned above, I am directed to state that as already communicated in Govt. letter of even number dated 8/16-4-1971 the position would remains the same and that it is not possible for Govt. to release the particular area of land requested for by you.

Yours faithfully,

10/6.

(B.N.Anjanappa)
i/c Under Secretary to Government,
Agriculture & Forest Department.

hns/10-6/

Sub: as at p45.

AFD. 24. FGL 7

Sri N. Venkataram Babu,
Secretary,
Kapali Enterprises
Kusuma Bhavan 68
IV Main Road, Mallesw
Bangalore-3.

Sir,

with ref. to your representa dated 29.4.71, on the subject mentio above I am directed to invite ref. to G.L of even no dated 8/16-4-71 (*) and to state that there are no grounds for reconsideration.

p47

(*) which holds good now also.

p45

I/L

us ADP

State that as already communicated in G.L of even no dated 8/16-4-71 the position would remain the same and that it is not possible for Govt. to release the particular area of land requested for by you.

Sl. No 18

14 AFD 3144 FA71 47
4/5/71

KAPALI ENTERPRISES

Kusuma Bhavan,
68, IV Main Road,
Malleswaram,
BANGALORE-3.

R.A.D.

April 29, 1971

The Secretary to Government
Agriculture and Forest Departments
Vidhana Soudha, Bangalore-1

15488

C.L SECTION
A.F.D.
-4 MAY 1971

Dear Sir,

SUB: Grant of forest land in Jaraka Bande Plantation "A" in Bangalore North Taluk - construction of Motion Picture Studio and combined Black & White and colour processing laboratory.

Please refer to the correspondence resting with your letter No.AFD.24. FCL.70 dated 8/16th April 1971.

It was pointed out to us by the then Chief Minister and the then Minister of State for Forests that it would not be possible to give~~n~~ an extent of 145 acres in Jarakabande Plantation "A" as the Forest Department is carrying on research and demonstration activities. We intimated both the Ministers during our personal discussions when the Officers of the Forest Department were present, that we would also not like to disturb the research that is being carried on by the Forest Department and suggested that we might be given at least an extent of 38 acres where the land in question is not favourable for carrying research. This extent of land towards the west of the Plantation is gravelly and contains valleys.

The then Minister of State for Forests, the present Chief Conservator of Forests, the District Forest Officer, Bangalore, and ourselves visited the area and selected 38 acres of land, which cannot be subjected to research activities of the department. Perhaps, this fact appears to have not come to your notice while considering our request.

Sil L
4/5

We selected this area for establishing a Studio and a colour laboratory after searching several areas in and around Bangalore. The area selected should have natural and physical environments necessary for the economic working of a studio, the essential requirements being the availability of good water for processing and natural surroundings free from dust. The idea of setting up a colour laboratory is to attract producers from all over India and abroad, so that the State could have the benefit of foreign exchange earnings also.

We would therefore request you kindly to examine this matter and arrange to sanction an extent of 38 acres of land as requested, on the following terms:

Xp.37

(1) The sanction of 38 acres of land as per the sketch x sent by the District Forest Officer, Bangalore, in his letter dated 9-11-70, at an upset price of Rs.300/- per acre, including the Malki.

(2) The available trees of this Malki will not be cut and removed as they are very useful as dust protectors for the colour laboratory. Only in places where buildings are to be constructed the Malki can be removed by the Forest Department. We shall, however, select the areas for

constructing buildings where Malki is not available.

Thanking you for favour of early compliance,

Yours faithfully,

Venkataram Babu

N. Venkataram Babu
Secretary
Kapali Enterprises.

Copy of letter No.AFD 24 FGL 70 dated 8-4-1971 from the Secretary to Government, Agriculture & Forest Department, to ~~the~~ Sri N. Venkataram Babu, Secretary, Kapali Enterprises, Kusuma Bhavan,68, IV Main Road, Malleswaram, Bangalore-3.

Sub: Grant of forest land in Jarka Bande Plantation "A" in Bangalore N-Taluk - Construction of Motion Picture Studio.

With reference to your letter of July 23, 1970 addressed to the Chief ~~Conservato~~ Minister and subsequent discussions you had with him and the then Minister of State for Forests, regarding your request for grant of forest land in Jarka Bande Plantation "A" in Bangalore North ~~Kanara~~ for construction of a Motion Picture Studio, etc., I regret to state that Government is unable to release any area out of these plantations, in view of the fact that they are very precious from the point of view of the Forest Department's research and demonstration activities. The State Government would be happy to consider your request for release of any other suitable land which is less valuable than the plantation area requested for grant by you, if you find suitable for the purpose.

----

17 45

Sl. No. 17

AF(F) 24 FGL 70

8-4-1971 ---

Agriculture and Forest Department.

Sri.N.Venkataram Babu,
Secretary,
Kapali Enterprises,
Kusuma Bhavan, 68,
IV Main Road, Malleswaram,
BANGALORE-3.

ir,

Subject:- Grant of forest land in Jarka Bande Plantation "A" in Bangalore North Taluk - construction of Motion Picture Studio

--

With reference to your letter of July 23, 1970
dressed to the Chief Minister and subsequent discussions you
ad with him and the then Minister of State for Forests,
egarding your request for grant of forest land in Jarka Bande
lantation"A" in Bangalore North Taluk for construction of a
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s unable to release any area out of these plantations, in view
the fact that they are very precious from the point of view of
e Forest Department's research and demonstration activities.
e State Government would be happy to consider your request for
lease of any other suitable land which is less valuable than the
antation area requested for grant by you, if you find suitable for
e purpose.

Yours faithfully,

Sd/-

(R.A.Naik)
Secretary to Government, Agriculture
& Forest Department.

Copy to the Chief Conservator of Forests(Gl), Bangalore, for information with reference to his letter No.B3/GFL/1792/69-70, dt. 17-11-1970. In case the party ~~is coming~~ comes up with any request for any other suitable land for putting up their studio complex, we may have to ascertain their financial resources and capacity to implement the scheme, before ~~the land~~ leasing any land to them.

8/4

(R.A.Naik)
Secretary to Government,
Agriculture and Forest
Department
8.4.1971

ISSUED
16-4-71/68

18 AFD.24.FGL70 (Pt)

Sl. No. 1. letter No. B3.GFL.1792/69.70 dated 18.8.70 of the C.C.F. B'lore.

The main file on the subject was referred to P.S. to M (F) on 27.8.70. along with a cabinet note. This may also be marked to P.S. to M (F) to indicate the stage of case.

25/1

27/1

P.S. to ~~Minister for Forest~~

9/1/71

Bring this in the month of March 1971

8/2/71

Minr. of St. Forests.
S. No. 131 Date. 30/1/71

The question is pending before the Cabinet.

P.S. 18/3

19/3

W/S ~~(7)~~

19/3/71

Sl. No 1

AFD 6415 FA 20 5
24/8/70

B3.GFL.1792/69-70.
Encl: Annexure I

CHIEF CONSERVATOR'S OFFICE:
Bangalore, dated, 18 August, 1970.

Min. of St. Forests.
No. MF(CCF)-180/70 Date.

To

The Secretary to Government,
Agriculture and Forest Department,
Bangalore.

Sir,

Sub: Grant of Forest land in Jaraka Bande Plantation "A" in Bangalore North Taluk - Construction of Motion Picture Studio.

Ref: This office letter of even No. dated 6-4-70.

D/S to get the sketch give area with Malki value and a cabinet note may be put up early
29/8/70.

ALUR HANUMANTHAPPA
Min. of State for Forests

The opinion of the Department has already been furnished to Government in this office letter quoted above.

2. At the Meeting that took place in the Chambers of the Hon'ble Minister of State for Forests on 11-8-70, in which the Secretary to Government, Agriculture and Forest Department, Deputy Secretary, Agriculture and Forest Department, Bangalore, and the Special Officer and Ex-Officio Under Secretary, Agriculture and Forest Department, were also present, the Minister was kind enough to ~~xx~~ instruct to send proposal for this lease of some area in Jarakabande Plantations to the above Firm and also to concede the tree-growth at the current Market Rates etc., and also to propose the terms and conditions of lease.

5433/FB/70

33336

3. The Divisional Forest Officer, Bangalore, has promised to submit his report, sketch and other details immediately.

Dy. Secy. A&F
No. 1758
22/8

4. Meanwhile, I am enclosing herewith an Annexure detailing the draft terms and conditions of lease that may be imposed while leasing the area for necessary action at your end. The Item No.2 in respect of recovery of rent has been kept blank for insertion by Government since the rent prevalent for lease of lands to Forest Based Industries is at Rs.150/- per acre per year.

Yours faithfully,

Sd/-

(Y.M.L.Sharma),
Chief Conservator of Forests.

R & L SECTION
A & F.D.
No. I
Date 24 AUG 1970

Copy to the Private Secretary to the Minister of State for Forests, Vidhana Soudha, Bangalore, with a copy of proposed terms and conditions of lease.

For. A) Mus 70

Copy with a copy of the proposed condition of lease forwarded to the Divisional Forest Officer, Bangalore, and the Conservator of Forests, Mysore. The Divisional Forest Officer is directed to expedite the enumeration list of malki as already promised by him to the Hon'ble Minister.

24/8/70

Ymlsharma
CHIEF CONSERVATOR OF FORESTS.

MB/-

(Mysore Forest Department)

ANNEXURE

Annexure I in respect of lease of (102 to 105 acres actual area to to be entered later) acres to M/s.Kapali Enterprises,Bangalore-3.

1) The period of the lease shall be 20 years; Extension of the lease period if any shall be granted by Government at its discretion and it shall be subject to such terms and conditions as may be specified for such extended period.

2) The lessee shall pay a rent of (Rental amount to be specified by Government) per acre per year.

3) The area shall be properly demarcated by the lessee on the ground by means of boundary stones which should be kept in proper repair throughout the lease period, to the satisfiaction of the Divisional Forest Officer concerned;

4) The lessee shall utilise the area mainly for the purpose of Film Industry complex consisting of the following:-

1) Construction of Laboratories;
2) Recording and Re-recording theatre;
3) Shooting floor and other allied buildings subsidiary to the development of Film Industry. Any contravention of this provision shall entail annulment of the agreement;
4) The lessee shall start the work within a period of six months from the date of handing over the area or the execution of the agreement whichever is earlier and construction envisaged should be completed within a period of 2½ years from the date specified as above.
5) Any amount due to Government under the ~~lessee~~ lease deed shall be recovered from the lessee as an arrears of land revenue or under any other provision under which it could be recovered;
6) The lessee shall be responsible for all the irregularitiss commission and omission committed either by himself or his agents or labourers within a radius of 2 furlongs from the leased area as if the said irrégularities have been committed by himself.
7) The lessee shall bind himself to render every assistance and use of his labour and equipment to his best xxxxxx xxxxxxx xx endeavour to extinguish fire if any, in the forest areas around the area under lease and the lessee shall in all cases give immediate notice of such occurance of the fire to the nearest Forest, Revenue or Police Officer;
8) The lessee shall permit the Officers and servants of Government with or without workmen at all times to enter upon the lands aforesaid to review the conditions and state thereof;
9) The lessee shall not quarry stones or use earth for brick manufacture and for other such purposes without the previous permission of the Divisional Forest Officer in writing and he shall use the same with permission only on payment of its value existing at the time of such removal;
10) The lessee shall deposit with the Forest Department a sum of Rs.5,000/- either in cash or Bank guarantee for the satisfactory fulfilment of all the conditions and in case of breach of any of the conditions, the Conservator of Forests, having jurisdiction over the area under lease shall be at liberty to impose penalty upto a maximum of Rs.1,000/- for each such breach and recover the same. If the lessee fails to pay the same within

......2.

fifteen days from the date of each demand, it shall be lawful ~~from~~ for the Conservator of Forests to order recovery of this amount from the Deposit. If any such penalty is recovered from the deposit, the deposit should be immediately made so that the deposit is always Rs.5,000/-

11) The lessee shall not sublet or mortgage or alienate the demised land or any portion thereof to any other party or body for any purpose without the specific previous permission of Government in writing, which the Government might concede subject to such terms and conditions as it may decide.

12) The lessee shall not do any act which is destructive or permanently injurious to the land excepting the construction of buildings and digging of wells etc., as approved by the Departmental Officers, not below the rank~~ing~~ of the Divisional Forest Officer.

13) The land and the building (s) thereon shall not be used for any political meetings, and the violation of this condition shall be deemed as a ~~district~~ distinct breach of the agreement condition.

14) The lessee shall ~~lamx ax~~ as along as the lease is in force, pay the yearly rent regularly to the Government in advance, the first of such payments to be made on the day of signing the agreement and the subsequent annual payment on the corresponding day and month~~ly~~ of the succeeding years;

15) If the lessee fails to pay to the Government any sum or sums payable under the lease on the respective dates on which they became due, the lessee shall pay interest at 6½% per annum or at such rates as may be fixed in theyears to come on such amounts from the due dates to date of payment. For the purpose of reckoning interest, the period of fifteen days and above shall be reckoned as one month and that below reckoned as half a month;

16) In the event of temporary suspension of the lease during the agreement period, if any, the Government shall be at liberty to levy and recovery proportionate rental from the lessee upto the date of withdrawal of the order of suspension.

17) The sum of Rs.5,000/- deposited by thelessee under ~~xx~~ condition (10) or such portion thereof as is available ~~af~~ at the time of expiry of the contract, shall be returned to the lessee as early as possible thereafter;

18) The lessee shall abide by such other terms and conditions as may be imposed by Government from time to time, after mutual agreement;

19) The annual rental indication in clause 2 above is subject to revision at the end of first phase of five (5) years if the circumstances so warrants and in a manner advantageous to Government.

20) The lessee shall be permitted to construct on the said land such structures as are necessary for their Film Industry and the purpose envisaged under this agreement. The lessee shall also be permitted to dig bore wells within the area for their own use;

21) The entire tree growth existing on the leased area shall be allowed to be retained or cut by the lessee on recovery of its value of Rs..............plus Sales Tax at statutory rates;

.......3.

22) The ~~lessee~~ lease shall be cancelled by Government if the Company becomes defunct or the lessee does not fulfil any of the conditions of this agreement. In the event of such cancellation, the lessee shall not claim any compensation or damages from Government on that account and no damages or compensation shall be paid. In the event of cancellation of this agreement the buildings, the tree growth etc., whatever is standing on the land on the date of such cancellation shall become the absolute property of Government;

23) On the expiry of the contract period, ~~it~~ the lessee shall remove all fixtures and moveables which have been paid for by it from the demised area within a period not exceeding six months from the date of expiry and the lessee shall hand over the vacant possession of the land to the Government at the end of the period specified failing which the Government shall be at liberty to take suitable action.

N. Chief Conservator of Forests

AFD 2631 FA 71
14/4/71

S.No. 16

No. ~~B3~~. B3.-GFL/1792/69-70.

Office of the
Chief Conservator of Forests(Genl),
in Mysore,
Bangalore-1. Dated:- 8-4-1971.
13

To

The Secretary to Government,
Agriculture and Forest Department,
Bangalore.

L SECTION
A.O.P.D.
1971

13075 Sir,

Sub:- Grant of land for film Industry complex.
Ref:- This office letter of even No. dated 18-8-1970 amd 22-8-1970.

I invite reference to this office letters quoted above I request you kindly to communicate the decision of ~~the~~ Government in the matter very early.

Yours faithfully,

Chief Conservator of Forests(Genl).,

S.R.
Dr
14/4.

S No 14

24 47

SECRET 1970 **AFD 24 FGL 70**

CABINET NOTE

Subject: C.347/70
Forest Department - Bangalore District & North Taluk - Jaraka Bande Plantation 'A' - Representation of M/s. Kapali Enterprises, Bangalore to grant 93 acres of land for construction of Motion Picture Industry Complex:-

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Deffered for one month
27/11/70

M/s. Kapali Enterprises, Bangalore in their representation dated the 5th August 1969 addressed to the Minister for Industries & Information prayed for the grant of 300 acres of land in Jaraka Bande Plantation area for starting the Film Studio Complex consisting of the following allied units:-

2361.

1. Film Processing Laboratory both for Black and White and Colour Films.
2. Sound recording and Re-recording studios.
3. Specially designed gardens and parks for providing out-door shooting facilities.
4. Animation, cartoons, special effects and optical printing services.
5. Fantasy land.
6. Manufacture of specialised equipments.
7. T.V.Studios.

2. The request is specifically for the Jaraka Bande Plantation area for which the following are the justifications:-

1. The suitability of the ground water which is not available in any of the adjoining areas suggested by the Forest Department;
2. Proximity to the other Industrial Concerns like the Machine Tools Industry, Watch Factory, Central Machine Tool Industry etc., which also play direct or indirect role both in setting up of the laboratory and its continuation.

3. The Chief Conservator of Forests in Mysore, Bangalore who was consulted in the matter has expressed the opinion that the area prayed for cannot be granted as it supports one of the best Eucalyptus Plantations raised so far and is also show-piece for the various purposes like the Forest College and other visitors to that area.

4. Further, in the meeting held in the Chambers of the Chief Minister on the 3rd August 1970 attended by the Minister of State for Forests, C.C.F. and the representatives of M/s. Kapali Enterprises and the Secretary, A & F.D. it was decided that a spot inspection may be made by the Minister of State for Forests and suitable proposals be made for consideration.

5. Consequently, after the spot inspection on the 4th August 1970 by the Minister of State for Forests, not only the plantation area, but also the adjoining Gomal land were considered.

p.t.o.

6. At the meeting held in the Chambers of the Minister of State for Forests on the 11th August 1970, the matter was further examined and it was decided that the present requirements of M/s. Kapali Enterprises may be restricted to about 93 acres of Jaraka Bande Plantation 'A' Area as shown in the sketch and their future requirements if any for expansion programme may be met from the adjoining gomal areas which are contiguous to the forest areas. These proposals to restrict the requirement to 93 acres out of the plantation area does not in any way interfere with the Forest Research plots which are also constituted in Jaraka Bande Plantation 'A'. During the meeting, it was also agreed that the area may be given to M/s. Kapali Enterprises on a lease of 20 years period at a lease rent of Rs.50 per year per acre. Further, it was also decided to recover in full the existing malki value as suggested by the Forest Department which is now calculated to Rs.35,200 based on the assessment made by the D.F.O., Bangalore.

A

7. When the file was submitted to the Minister of State for Forests, he has minuted as follows:-

> "This matter was discussed with C.M. on 3rd Aug. 70 and I have inspected the spot on 4th August 1970. Again the matter was discussed with C.M. on 10th August 70 with the representatives of Kapali Enterprises. In the meeting held on 11th with the representatives of the Kapali Enterprises regarding the lease of land and rent and other conditions were discussed. Cabinet note may be put up incorporating all conditions of the lease".

8. The Finance Department who were consulted in the matter have observed as follows:-

> "In case this area is converted into a fully pledged plantation, the revenue accruing to Government is likely to be well in excess of Rs.150/- per acre per annum. No attempt has been made by the A & F.D. to calculate the revenue foregone if the present proposal is accepted. A & F.D. may please examine this aspect in detail. Pending this, an extent of 25 acres only may be released as suggested by the DFO and the rest of the area should be reserved for purposes of demonstrations, plantation, etc."

9. Orders of the Cabinet are solicited on the following points:-

(i) to grant 93 acres of land in Jaraka Bande Plantation 'A' Block, Bangalore North Taluk on lease basis for 20 years to M/s. Kapali Enterprises, Bangalore for the Film Industry Complex subject to the terms and conditions listed in the Appedix and such other conditions as may be agreed upon mutually while executing the lease agreement.

(ii) to fix up the annual rent Rs.50/- per year per acre towards the rent.

(iii) to concede the tree-growth valued at Rs.35,200/- plus Sales Tax at 3% after recovery of the cost from M/s. Kapali Enterprises.

(R.A. Naik)
Secretary to Govt. A & F.D.

Encl: One

21/8/70

/SECRET/ APPENDIX TO C.347/70:

Annexure-I in respect of lease of 93 acres to M/s. Kapali Enterprises, Bangalore-3.

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1) The period of the lease shall be 20 years; Extension of the lease period if any shall be granted by Government at its discretion and it shall be subject to such terms and conditions as may be specified for such extended period.

2) The leasee shall pay a rent of Rs.50/- per acre per year.

3) The area shall be properly demarcated by the lessee on the ground by means of boundary stones which should be kept in proper repair throughout the lease period, to the satisfaction of the Divisional Forest Officer concerned;

4) The lessee shall utilise the area mainly for the purpose of Film Industry complex consisting of the following:-

   1) Construction of Laboratories;
   2) Recording and Re-recording theatre;
   3) Shooting floor and other allied buildings subsidiary to the development of Film Industry. Any contravention of this provision shall entail annulment of the agreement;
   4) The lessee shall start the work within a period of six months from the date of handing over the area or the execution of the agreement whichever is earlier and construction envisaged should be completed within a period of 2½ years from the date specified as above.
   5) Any amount due to Government under the lease deed shall be recovered from the lessee as an arrears of land revenue or under any other provision under which it could be recovered;
   6) The lessee shall be responsible for all the irregularities, commission and omission committed either by himself or his agents or labourers within a radius of 2 furlongs from the leased area as if the said irregularities have been committed by himself.
   7) The lessee shall bind himself to render every assistance and use of his labour and equipment to his best endeavour to extinguish fire if any, in the forest areas around the area under lease and the lessee shall in all cases give immediate notice of such occurrence of the fire to the nearest Forest, Revenue or Police Officer;

Contd...2....(P.T.O.)

27

/SECRET/-

APPENDIX TO C.347/70. Contd...-2-

8) The lessee shall permit the officers and servants of Government with or without workmen at all times to enter upon the lands aforesaid to review the conditions and state thereof;

9) The lessee shall not quarry stones or use earth for brick manufacture and for other such purposes without the previous permission of the Divisional Forest Officer in writing and he shall use the same with permission only on payment of its value existing at the time of such removal;

10) The lessee shall deposit with the Forest Department a sum of Rs.5,000/- either in cash or Bank guarantee for the satisfactory fulfilment of all the conditions and in case of breach of any of the conditions, the Conservator of Forests, having jurisdiction over the area undar lease shall be at liberty to impose penalty upto a maximum of Rs.1,000/- for each such breach and recover the same. If the lessee fails to pay the same within fifteen days from the date of each demand, it shall be lawful for the Conservator of Forests to order recovery of this amount from the deposit. If any such penalty is recovered from the deposit, the deposit should be immediately made up so that the deposit is always Rs.5,000/-.

11) The lessee shall not sublet or mortgage or alienate the demised land or any portion thereof to any other party or body for any purpose without the specific previous permission of Government in writing, which the Government might concede subject to such terms and conditions as it may decide.

12) The lessee shall not do any act which is destructive or permanently injurious to the land excepting the construction of buildings and digging of wells etc., as approved by the Departmental Officers, not below the rank of the Divisional Forest Officer.

13) The land and the building(s) thereon shall not be used for any political meetings, and the violation of this condition shall be deemed as a distinct breach of the agreement condition.

14) The lessee shall as long as the lease is in force, pay the yearly rent regularly to the Government in advance, the first of such payments to be made on the day of signing the agreement and the subsequent annual payment on the corresponding day and month of the succeeding years;

Contd...3....

15) If the lessee fails to pay to the Government any sum or sums payable under the lease on the respective dates on which they became due, the lessee shall pay interest at 6¼% per annum or at such rates as may be fixed in the years to come on such amounts from the due dates to date of payment. For the purpose of reckoning interest, the period of fifteen days and above shall be reckoned as one month and that below reckoned as half a month;

16) In the event of temporary suspension of the lease during the agreement period, if any, the Government shall be at liberty to levy and recover proportionate rent from the lessee upto the date of withdrawal of the order of suspension;

17) The sum of Rs.5,000/- deposited by the lessee under condition No.(10) or such portion thereof as is available at the time of expiry of the contract, shall be returned to the lessee as early as possible thereafter;

18) The lessee shall abide by such other terms and conditions as may be imposed by Government from time to time, after mutual agreement;

19) The annual rent indicated in clause 2 above is subject to revision at the end of first phase of five (5) years if the circumstances so warrant and in a manner advantageous to Government;

20) The lessee shall be permitted to construct on the said land such structures as are necessary for their Film Industry and the purpose envisaged under this agreement. The lessee shall also be permitted to dig bore wells within the area for their own use;

21) The entire tree growth existing on the leased area shall be allowed to be retained by the lessee on recovery of its value of Rs.35,200/- plus sales tax at statutory rates;

22) The lease shall be cancelled by Government if the Company becomes defunct or the lessee does not fulfil any of the conditions of this agreement. In the event of such cancellation, the lessee shall not claim any compensation or damages from Government on that account and no damages or compensation shall be paid. In the event of cancellation of this agreement the buildings, the tree growth etc., whatever is standing on the land on the date of such cancellation shall become the absolute property of Government;

Contd. ..4....(P.T.O.)

3

23) On the expiry of the contract period, the lessee shall remove all fixtures and movables which have been paid for by it from the demised area within a period not exceeding six months from the date of expiry and the lessee shall hand over the vacant possession of the land to the Government at the end of the period specified failing which the Government shall be at liberty to take suitable action.

--:oOo:--

tsv/-

S no 13

C. F. No. 45]

GOVERNMENT OF MYSORE

Telegram
Telephone

OFFICE OF

THE CHIEF CONSERVATOR OF FORESTS
(GENERAL) IN MYSORE: BANGALORE.

No. B3/GFL/1792/69-70
Encls. Copy+sketch

Date 17 NOVEMBER: 1970

To

The Secretary to Government,
Agriculture and Forest Department,
BANGALORE.

Sir,

Sub: Grant of land for establishment of Film Industry at Jarakbande 'A' Block in Bangalore Range.

--

In pursuance of the kind instructions of the Hon'ble Minister of State for Forests, I am enclosing herewith a copy of letter No.R-47-DAR-156/70-71, dated 9-11-70, together with the revised sketch for favour of further action.

2. As per the revised sketch the area to be leased comes to 38 acres as against 93 acres already proposed for lease in this office letter of even No. dated 22-8-70.

3. If the question of lease is decided by Government, necessary proposals will be submitted to Government for conceding the tree growth standing in the area as soon as the enumeration of the tree growth is completed by the Divisional Forest Officer.

Yours faithfully,

Chief Conservator of Forest (Genl.)

COPY of the letter No.R-47-DAR-156/70-71, dated 9-11-70, from the Divisional Forest Officer, Bangalore-3, addressed to the Conservator of Forests, Mysore, and copy to the Chief Conservator of Forests (General) in Mysore, Bangalore.

—

Sub: Grant of land for establishment of Film Industry at Jarakabande 'A' Block in Bangalore Range.

--

In pursuance of the kind instructions of the Chief Conservator of Forests (General), Bangalore on 13th Octr.'70 in the matter of submission of revised proposals for grant of lands in Jarakabande 'A' Block for establishment of Film Industry etc., I write to state that I have proceeded to the above area on 16th October 1970 and inspected.

The following points were observed during the course of perambulation.

1) An area of about 36.20 acres pure Eucalyptus Plantation raised during 1961, is fit for the above purpose and can be released.

2) This area is within the area of 93 acres proposed for relase earlier.

3) There is a water hole marked E, about 350 yards away from the South East point marked as "D" in the sketch of the above area which the applicants wanted to make use of.

4) A strip of 40' wide leading to the above water hole and 33' space around waterhole, is kept apart for release, will works to about 1-20 Acs. and thus the total area to be released would be 38 acres. The strip will be required for road purpose and the - space of 33' around well will be required for matenance of well

5) There is a road existing in the Southern and Eastern sides of the Jarakabande Plantation and right of way has to be granted in the inspection path existing in the Northern side to reach the proposed area to be released.

I therefore in the circumstances explained above, propose for the release of 38 acres as per sketch submitted herewith in triplicate as against 93 acres proposed earlier.

Action is also being taken to enumerate the existing tree growth for calculation of the malki and after completion of the same, the amount of malki required to be paid would be reported in due course.

--

Copy

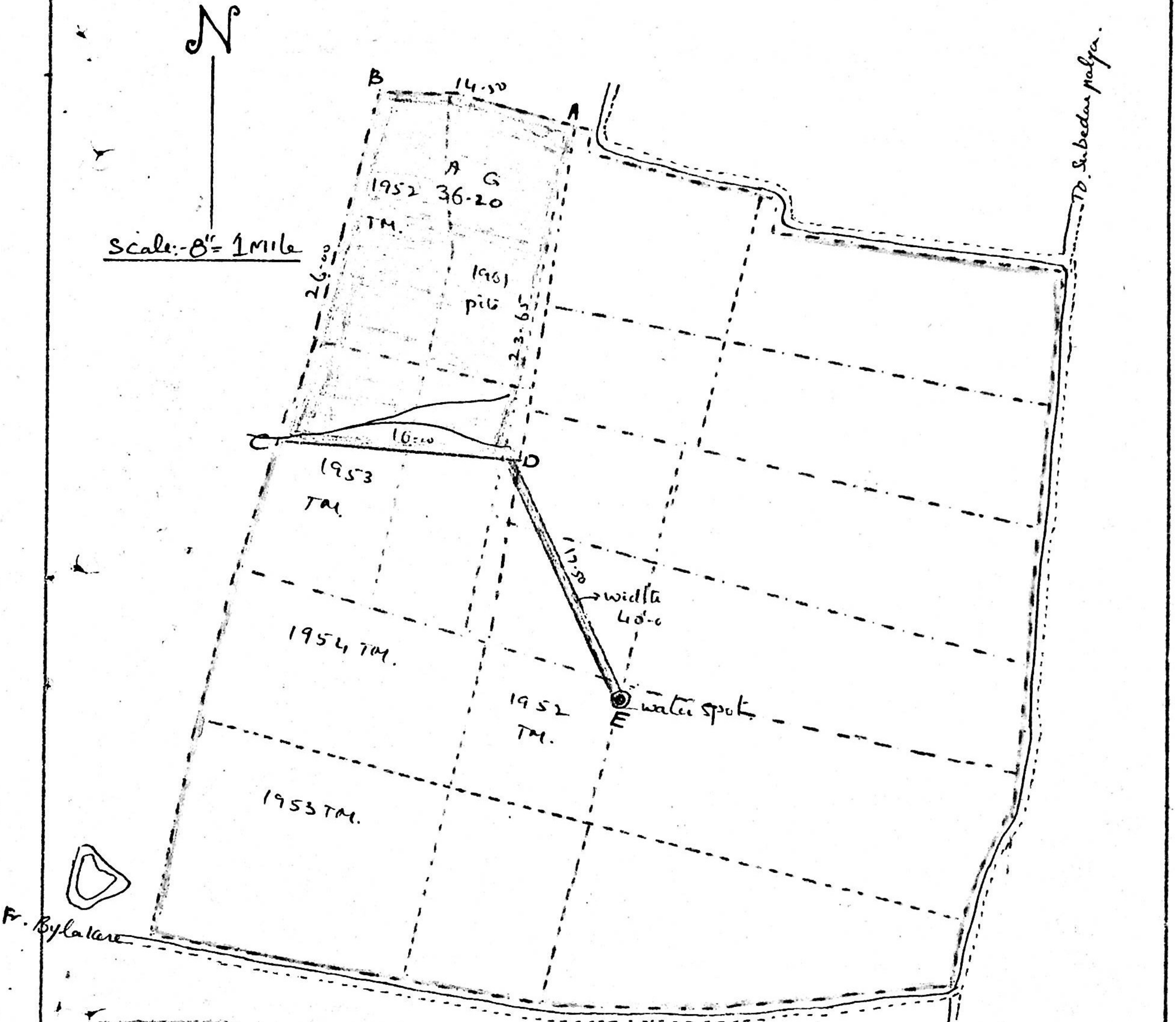
CHIEF CONSERVATOR OF FORESTS (GENL.)

Mb/-

JARAKABANDE PLANTATION 'A' BLOCK

SKETCH SHOWING THE AREA MARKOUT FOR ESTABLISHMENT OF FILM STUDIO IN JARAKABANDE PLANTATION, BANGALORE RANGE

AREA 38 ACRES


N
Scale:- 8" = 1 Mile
B
14.50
A
A G
36-20
1952
TM.
1961
pits
26.00
23.65
C
16.00
D
1953
TM.
17.50
width
40.0
1954 TM.
1952
TM.
E
water spot
1953 TM.
Fr. Bylakere
To Subedarpalya
Fr. Bangalore

REFERENCE:

Plantation Boundry ——

Road ═══

Inspection Path - - - - -

Area for Film Studio. ▨ A G. 38.00

Bn. Hanumantha Gowda

District Forest Officer,
Bangalore Division,
Bangalore-3.
9/11/70.

Surveyed by

R Ahmed
9/11

Forest Surveyor,
Divisional Forest Office,
Bangalore Division, Bangalore.

9100 12 33 36

C. F. No. 45]

GOVERNMENT OF MYSORE

Tele gram/phone

OFFICE OF

THE CHIEF CONSERVATOR OF FORESTS
(GENERAL) IN MYSORE: BANGALORE.

No. B3/GFL/1792/69-70
Encls.

Date 17 NOVEMBER: 1970

To

The Secretary to Government,
Agriculture and Forest Department,
BANGALORE.

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3. If the question of lease is decided by Government, necessary proposals will be submitted to Government for conceding the tree growth standing in the area as soon as the enumeration of the tree growth is completed by the Divisional Forest Officer.

Yours faithfully,

Sd/-

Chief Conservator of Forest (Genl.)

Copy to the Divisional Forest Officer, Bangalore and Conservator of Forests, Mysore.

Copy to the Private Secretary to the Minister of State for Forests, Vidhana Soudha, Bangalore.

CHIEF CONSERVATOR OF FORESTS (GENL.)

MB/-

Sl. No. 11

34 ~~31~~ 35

DRAFT.

SECRET. NO.AFD 24 FGL 70.

MYSORE GOVT. SECRETARIAT
No. C 3417/70
Date 26 AU 1970
G.A.D. (COUNCIL SECTION).

CABINET NOTE.

Sub: Forest Department - Bangalore District & North Taluk - Jaraka Bande Plantation 'A' - Representation of M/S Kapali Enterprises, Bangalore to grant 93 acres of land for construction of Motion Picture Industry Complex -

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① Flag 'A'

M/S Kapali Enterprises, Bangalore in their representation dated the 5th August 1969 ① addressed to the Minister for Industries & Information prayed for the grant of 300 acres of land in Jaraka Bande Plantation area for starting the Film Studio Complex consisting of the following allied units:-

1. Film Processing Laboratory both for Black and White and Colour Films.
2. Sound recording and Re-recording studios.
3. Specially designed gardens and parks for providing out-door shooting facilities.
4. Animation, cartoons, special effects and optical printing services.
5. Fantasy land.
6. Manufacture of specialised equipments.
7. T.V.Studios.

2. The request is specifically for the Jaraka Bande Plantation area for which the following are the ~~decisions~~ ju~~r~~stifications:-

1. The suitability of the ground water which is not available in any of the adjoining areas suggested by the Forest Department;
2. Proximity to the other Industrial Concerns like the Machine Tools Industry, Watch Factory, Central Machine Tool Industry etc.which also play direct or indirect role both in setting up of the laboratory and its continuation.

3. The Chief Conservator ③ of Forests in Mysore, Bangalore who was consulted in the matter has expressed the opinion that the area prayed for cannot be granted as its supports

② p8 of.

of Rs. 50 per year per acre. Further, it was also decided to recover in full the existing malki value as suggested by the Forest Department which is now calculated to Rs. 38,200 based on the assessment made by the D.F.O. Bangalore.

7. When the file was submitted to the Minister of State for Forests, he has minuted as follows:-

> "This matter was discussed with C.M. on 3rd Aug.70 and I have inspected the spot on 4th August 1970. Again the matter was discussed with C.M. on 10th August 70 with the representatives of Kapali Enterprises. In the meeting held on 11th with the representatives of the Kapali Enterprises regarding the lease of land and rent and other conditions were discussed. Cabinet note may be put up incorporating all conditions of the lease".

Hence the Cabinet Note.

8. The Finance Department ~~when~~ who were consulted in the matter have observed as follows:-

> " In case this area is converted into a fully pledged plantation, the revenue accruing to Government is likely to be well in excess of Rs. 150/- per acre per annum. No attempt has been made by the A & F.D. to calculate the revenue foregone if the present proposal is accepted. A & FD may please examine this aspect in detail. Pending this, an extent of 25 acres only may be released as suggested by the DFO and the rest of the area should be reserved for the purposes of demonstrations, plantation, etc."

9. Orders of the Cabinet are solicited on the following points:-

(i) to grant 93 acres of land in Jarakabande Plantation 'A' Block, Bangalore North Taluk on lease basis for 20 years to M/S Kapali Enterprises, Bangalore for the Film Industry Complex subject to the terms and conditions listed ~~contained~~ in the ~~Annexure~~ appendix & such other conditions as may be agreed upon mutually while executing the lease agreement.

...4.

one of the best Eucalyptus Plantations raised so far and is also show-piece for the various purposes like the Forest College and other visitors to that area.

4. Further, in the meeting held in the Chambers of the Chief Minister on the 3rd August 1970 attended by the Minister of State for Forests, C.C.F. and the representatives of M/S Kapali Enterprises and the Secretary, A & F.D. it was decided that a spot inspection may be made by the Minister of State for Forests and suitable proposals be made for consideration.

5. Consequently, after the spot inspection on the 4th August 1970 by the Minister of State for Forests, not only the plantation area, but also the adjoining Gomal land were considered.

6. At the meeting held in the Chambers of the Minister of State for Forests on the 11th August 1970, the matter was further examined and it was decided that the present requirements of M/S Kapali Enterprises may be restricted to about 93 acres of Jaraka Bande Plantation 'A' Area as shown in the sketch and their future requirements if any for expansion programme may be met from the adjoining gomal areas which ~~is~~ are contiguous to the forest areas. These proposals to restrict the requirements to 93 acres out of the plantation area does not in any way interfere with the Forest Research plots which are also constituted in Jaraka Bande Plantation 'A'. During the meeting, it was also agreed that the area may be given to M/S Kapali Enterprises on a lease of 20 years period at a lease rent

...3.

(ii) to fix up the annual rent of Rs. 50/- per year per acre towards the rent.

(iii) to concede the tree-growth valued at Rs. 35,200/- plus Sales Tax at 3% after recovery of the cost from M/S Kapali Enterprises.

25/8

SECRETARY TO GOVERNMENT,
A & F DEPARTMENT..

25/8/70

(Mysore Forest Department)

Appendix

~~ANNEXURE~~

93

Annexure I in respect of lease of (~~102 to 105~~ acres actual area to ~~to be entered later)~~ acres to M/s.Kapali Enterprises, Bangalore-3.

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1) The period of the lease shall be 20 years; Extension of the lease period if any shall be granted by Government at its discretion and it shall be subject to such terms and conditions as may be specified for such extended period.

Rs 50/- per acre per year

2) The lessee shall pay a rent of (~~Rental amount to be specified~~ by Government) per acre per year.

3) The area shall be properly demarcated by the lessee on the ground by means of boundary stones which should be kept in proper repair throughout the lease period, to the satisfiaction of the Divisional Forest Officer concerned;

4) The lessee shall utilise the area mainly for the purpose of Film Industry complex consisting of the following:-

   1) Construction of Laboratories;
   2) Recording and Re-recording theatre;
   3) Shooting floor and other allied buildings subsidiary to the development of Film Industry. Any contravention of this provision shall entail annulment of the agreement;
   4) The lessee shall start the work within a period of six months from the date of handing over the area or the execution of the agreement whichever is earlier and construction envisaged should be completed within a period of 2½ years from the date specified as above.
   5) Any amount due to Government under the ~~lessee~~ lease deed shall be recovered from the lessee as an arrears of land revenue or under any other provision under which it could be recovered;
   6) The lessee shall be responsible for all the irregularities, commission and omission committed either by himself or his agents or labourers within a radius of 2 furlongs from the leased area as if the said irregularities have been committed by himself.
   7) The lessee shall bind himself to render every assistance and use of his labour and equipment to his best [illegible] endeavour to extinguish fire if any, in the forest areas around the area under lease and the lessee shall in all cases give immediate notice of such occurance of the fire to the nearest Forest, Revenue or Police Officer;
   8) The lessee shall permit the Officers and servants of Government with or without workmen at all times to enter upon the lands aforesaid to review the conditions and state thereof;
   9) The lessee shall not quarry stones or use earth for brick manufacture and for other such purposes without the previous permission of the Divisional Forest Officer in writing and he shall use the same with permission only on payment of its value existing at the time of such removal;
   10) The lesee shall deposit with the Forest Department a sum of Rs.5,000/- either in cash or Bank guarantee for the satisfactory fulfilment of all the conditions and in case of breach of any of the conditions, the Conservator of Forests, having jurisdiction over the area under lease shall be at liberty to impose penalty upto a maximum of Rs.1,000/- for each such breach and recover the same. If the lessee fails to pay the same

fifteen days from the date of each demand, it shall be lawful ~~from~~ for the Conservator of Forests to order recovery of this amount from the Deposit. If any such penalty is recovered from the deposit, the deposit should be immediately made up so that the deposit is always Rs.5,000/-

11) The lessee shall not sublet or mortgage or alienate the demised land or any portion thereof to any other party or body for any purpose without the specific previous permission of Government in writing, which the Government might concede subject to such terms and conditions as it may decide.

12) The lessee shall not do any act which is destructive or permanently injurious to the land excepting the construction of buildings and digging of wells etc., as approved by the Departmental Officers, not below the ranking of the Divisional Forest Officer.

13) The land and the building (s) thereon shall not be used for any political meetings, and the violation of this condition shall be deemed as a ~~district~~ distinct breach of the agreement condition.

14) The lessee shall ~~long xx~~ as along as the lease is in force, pay the yearly rent regularly to the Government in advance, the first of such payments to be made on the day of signing the agreement and the subsequent annual payment on the corresponding day and month~~ly~~ of the succeeding years;

15) If the lessee fails to pay to the Government any sum or sums payable under the lease on the respective dates on which they became due, the lessee shall pay interest at 6¼% per annum or at such rates as may be fixed in the years to come on such amounts from the due dates to date of payment. For the purpose of reckoning interest, the period of fifteen days and above shall be reckoned as one month and that below reckoned as half a month;

16) In the event of temporary suspension of the lease during the agreement period, if any, the Government shall be at liberty to levy and recovery proportionate rental from the lessee upto the date of withdrawal of the order of suspension.

17) The sum of Rs.5,000/- deposited by the lessee under ~~xx~~ condition no. (10) or such portion thereof as is available ~~af~~ at the time of expiry of the contract, shall be returned to the lessee as early as possible thereafter;

18) The lessee shall abide by such other terms and conditions as may be imposed by Government from time to time, after mutual agreement;

19) The annual rental indicated in clause 2 above is subject to revision at the end of first phase of five (5) years if the circumstances so warrant~~s~~ and in a manner advantageous to Government.

20) The lessee shall be permitted to construct on the said land such structures as are necessary for their Film Industry and the purpose envisaged under this agreement. The lessee shall also be permitted to dig bore wells within the area for their own use;

21) The entire tree growth existing on the leased area shall be allowed to be retained ~~or out~~ by the lessee on recovery of its value of Rs...352.00/-...plus Sales Tax at statutory rates;

22) The ~~lessee~~ lease shall be cancelled by Government if the Company becomes defunct or the lessee does not fulfil any of the conditions of this agreement. In the event of such cancellation, the lessee shall not claim any compensation or damages from Government on that account and no damages or compensation shall be paid. In the event of cancellation of this agreement the buildings, the tree growth etc., whatever is standing on the land on the date of such cancellation shall become the absolute property of Government;

23) On the expiry of the contract period, ~~if~~ the lessee shall remove all fixtures and moveables which have been paid for by it from the demised area within a period not exceeding six months from the date of expiry and the lessee shall hand over the vacant possession of the land to the Government at the end of the period specified failing which the Government shall be at liberty to take suitable action.

Chief Conservator of Forests

Secretary A&F Deptt.

31. n.10

41

No.B3/GFL/1792/69-70.

Chief Conservator's Office
Bangalore:Dated:22/8/ 1970.

To

The Secretary to Government,
Agriculture and Forest Department,
BANGALORE.

33512

SECTION
1970

Sir,

Sub:-Grant of land for establishment of a Film Industry at Jarakabande 'A' Block, Bangalore Range.

Ref:-This office letter of even No.Dated 18-8-70.

In continuation of this office letter quoted above, I am enclosing herewith a copy of letter No.R-47/DAR/156/70-71 Dated 21-8-70 together with the revised sketch and the valuation statement in respect of Malki.

As per the sketch, the area to be leased to M/s.Kapali Enterprises for their Film Industry Complex comes to 93-0-0 acres. The value of the malki standing over the said area is estimated at Rs.35,200/- which may also be ordered to be recovered together with Sales Tax @ 3% and the malki conceded to the Company.

Yours faithfully,

Chief Conservator of Forests

F-A

N.

Sr Forest A) N 25/8/70

25/8/70

Copy of letter No.R-47-DAR-156/70-71 Dated 21-8-1970, from the Divisional Forest Officer, Bangalore-3, to the Conservator of Forests Mysore Circle, Mysore, and copied to the Chief Conservator of Forests in Mysore, Bangalore.

Sub:-Grant of land for establishment of a Film Industry at Jarakabande 'A' Block, B'lore Range.

Ref:-This office letter of even No.Dated 12-8-70.

In continuation of this office letter cited above, I submit herewith the statement of malki valuation along with the sketch as per kind instructions of the Hon'ble Minister of State for Forests on 10-8-1970 for kind perusal and further needful action.

Copy submitted to the Chief Conservator of Forests in Mysore, Bangalore, together with the statementof Malki valuation in duplicate for kind perusal and further needful action.

(COPY)

for Chief Conservator of Forests
in Mysore, Bangalore.

Statement showing calculation of Malki value in respect of 93 acres demarcated in Varamabande "A" Plantation of Bangalore Range, Bangalore Forest Division proposed for lease to Kabali Film Industry Complex.

Sl. No.	Year of plantation.	Extent.	Method of plantation.	Estimated yield. Poles of 24" and up.			Poles of 18" to 23".			Fuel.			Brushwood.			Roots			Total.	Deductions.	Net Amount.
				No.	Rate.	Amount Rs.	No.	Rate.	Amount. Rs.	Qty.	Rate.	Amt.	Qty	Rate.	Amt Rs.	Qty.	Rate.	Amt Rs.	Amount Rs.	Less working cost for cutting Transportation for 10 miles lead supervision loading & unloading. Rs.	Net value Rs.
1	2	3	4																5	6	7
1.	1952.	10 Acres. Block "A".	Trenchmound and sowings.	55.	13.50.	742.50.	85.	6.30.	535.50.	50 Tonnes.	45/-	2250/-	20 tonnes.	30/-	600/-	10 Tonnes.	40/-	400/-	4528/-	80 Tonnes @Rs.12/- Rs. 960/-	3568/- or 3600-00.
2.	1952.	10 Acres. Block "B".	-do-	28.	13.50.	378.00.	98.	6.30.	617.40.	40 Tonnes.	45/-	1800/-	20 Tonnes.	30/-	600/-	10 Tonnes.	40/-	400/-	3795.40.	70 Tonnes @12/- Rs. 840/-	2955=40 or 3000-00
3.	1954.	17 Acres.	-do-	21.	13.50.	283.50.	113.	6.30.	711.90.	85 Tonnes.	45/-	3825/-	34 Tonnes.	30/-	1020/-	17 Tonnes.	40/-	680/-	6520.40.	136 Tonnes @12/- Rs. 1632/-	4888=40 or 4900-00
4.	1955.	16 Acres.	-do-	27.	13.50.	364.50.	161.	6.30.	1014.30.	48 Tonnes.	45/-	2160/-	16 Tonnes.	30/-	480/-	8 Tonnes.	40/-	320/-	4338.80.	72 Tonnes @12/- Rs. 864/-	3474:80 or 3500-00
5.	1961.	40 Acres.	Pitting & planting.	320.	13.50.	4320.00.	312.	6.30.	1965.60.	320 Tonnes.	45/-	14400/-	120 Tonnes.	30/-	3600/-	40 Tonnes.	40/-	1600/-	25885.60.	480 Tonnes @12/- 5760/-	20125:60 or 20200-00.
																				Grand Total	35,200-00

Note;- Basis for calculation;-

1). Poles of 24" and up. } are valuated at rates sanctioned in G.O.NO. AFD. 2 FDP. 70/dated 14th August 1970.
2). Poles of below 24". } For K.G.M. Supplies.

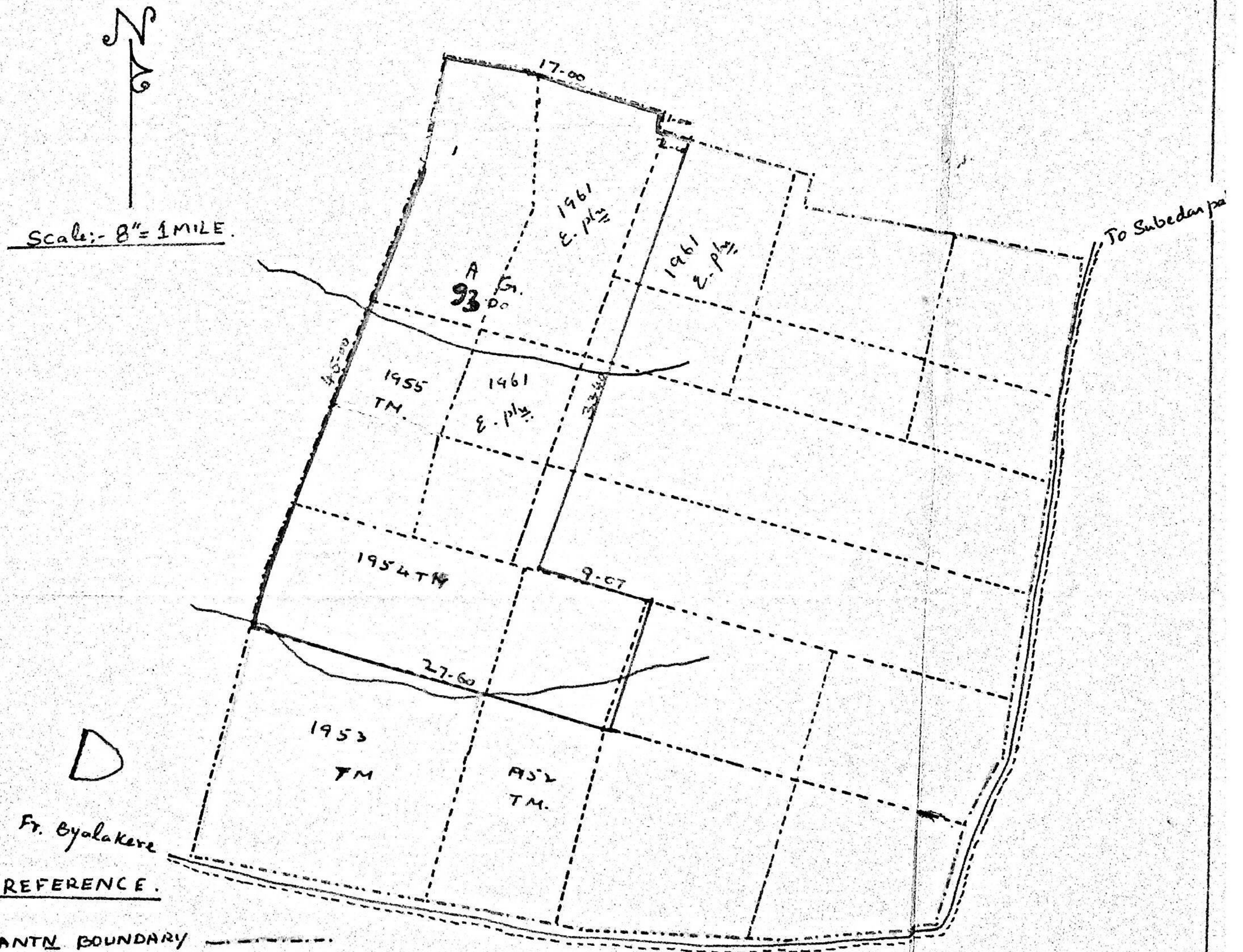
3). For a). Firewood. Market rates at Rs. 45/- } per ton respectively as was done in respect of plantations given to Agricultural University, Bangalore.
b). Brushwood. -do- at Rs. 30/- }
c). Roots. -do- at Rs 40/- }

4). Deduction for Felling, conversion transport and other expenses in respect of item 6 above is given at the ruling market rate of Rs. 12/- per ton for 10 miles lead from Bangalore.

(N.S. Adkoli)
Divisional Forest Officer, Bangalore.
21.8.70.

JARAKA BANDE PLANTATION 'A' BLOCK.

SKETCH SHOWING THE PLANTATION AREA PROPOSED FOR ESTABLISHMENT OF A FILM INDUSTRY.


N
Scale:- 8" = 1 MILE.
17.00
1
1961 E. plⁿ
1961 E. plⁿ
A 93 G. 00
To Subedarpa
40.00
1955 TM.
1461 E. plⁿ
33.40
1954 TM
9.07
27.60
1953 TM
1952 TM.
D
Fr. Byalakere

REFERENCE.

PLANTN. BOUNDARY — · — · —

ROAD ═══════

INSPECTION PATH - - - - - - - -

AREA PROPOSED FOR FILM INDUSTRY [93]

21.8.78.

45

St. M.S

ARD 6357 FA 70
22/8/70

Office of the
Divisional Forest Officer,
Bangalore -3, Dated: 21-8-1970.

No.R-47-DAR-156/70-71.
Encl. Statement.

Min. of St. Forests.
No. TMF (ECF) -179/70 Date.

Submitted for perusal.
21/8

Seen by Minister
22/8

24/8

To

The Conservator of Forests,
Mysore Circle,
MYSORE-4.

Sir,

Sub:- Grant of land for establishment of a Film Industry at Jarakabande 'A' Block, B'lore Range.

Ref:- This Office letter of even No. Dt.12-8-70.

=o=o=o=

In continuation of this office letter cited above, I submit herewith the statement of malki valuation along with the sketch as per kind instructions of the Hon'ble Minister of State for Forests on 10-8-1970 for kind perusal and further needful action.

Yours faithfully,

SD.

(N.S.ADKOLI),
Divisional Forest Officer,
Bangalore-3.

bc/-

Copy submitted to the Chief Conservator of Forests in Mysore, Bangalore, together with the statement of Malki valuation in duplicate for kind perusal and further needful action.

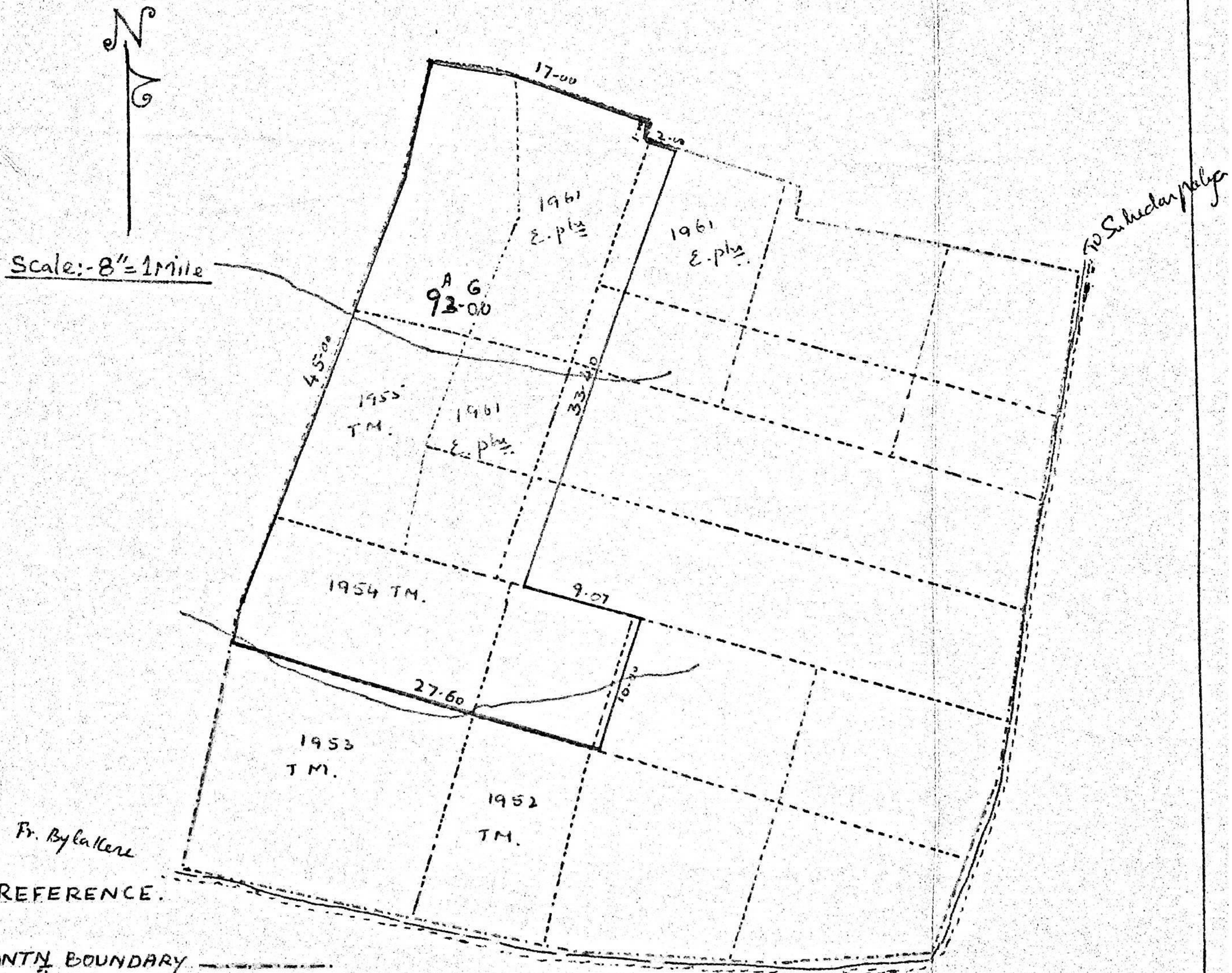
Copy transmitted to the Private Secretary to the Hon'ble Minister of State for Forests, for submission of the Statement of Malki valuation and sketch for kind perusal of the Hon'ble Minister.

for DIVISIONAL FOREST OFFICER, B'LORE-3.
21.8.70.

......

JARAKA BANDE PLANTATION 'A' BLOCK.

SKETCH SHOWING THE PLANTATION AREA PROPOSED FOR ESTBLISHMENT OF A FILM INDUSTRY.


N
Scale:- 8" = 1 Mile
17-00
2-00
1961
E-pltn.
1961
E-pltn.
A G
93-00
45-00
33-20
1955
TM.
1961
E-pltn.
1954 TM.
9-07
27-60
10-3
1953
TM.
1952
TM.
To Subedarpalya
Fr. Bylakere

REFERENCE.

PLANTN. BOUNDARY

ROAD.

INSPECTION PATH

AREA PROPOSED FOR FILM INDUSTRY. 93

4.8.70.

47

Statement showing calculation of Malki value in respect of 93 acres demarcated in Varambande "A" Plantation of Bangalore Range, Bangalore Forest Division proposed for lease to Kapali Film Industry Complex.

Sl. No.	Year of plantation.	Extent.	Method of plantation.	Estimated yield.																Deductions.	Net Amount.
				Poles of 24" and up.			Poles of 18" to 23".			Fuel.			Brushwood.			Roots			Total.	Less working cost for cutting, Transportation for 10 miles lead supervision loading & unloading. Rs.	Net value Rs.
				No.	Rate.	Amount Rs.	No.	Rate.	Amount. Rs.	Qty.	Rate.	Amt.	Qty	Rate.	Amt Rs.	Qty.	Rate.	Amt Rs.	Amount Rs.		
1	2	3	4								5									6	7
1.	1952.	10 Acres. Block "A".	Trenchmound and sowings.	55.	13.50.	742.50.	85.	6.30.	535.50.	50 Tonnes.	45/-	2250/-	20 tonnes.	30/-	600/-	10 Tonnes.	40/-	400/-	4528/-	80 Tonnes @Rs.12/- Rs. 960/-	3568/ or 3600-00.
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3.	1954.	17 Acres.	-do-	21.	13.50.	283.50.	113.	6.30.	711.90.	85 Tonnes.	45/-	3825/-	34 Tonnes.	30/-	1020/-	17 Tonnes.	40/-	680/-	6520.40.	136 Tonnes @12/- Rs. 1632/-	4888:40 or 4900-00
4.	1955.	16 Acres.	-do-	27.	13.50.	364.50.	161.	6.30.	1014.30.	48 Tonnes.	45/-	2160/-	16 Tonnes.	30/-	480/-	8 Tonnes.	40/-	520/-	4538.80.	72 Tonnes @12/- Rs. 864/-	3474:80 or 3500-00
5.	1961.	40 Acres.	Pitting & planting.	320.	13.50.	4320.00.	312.	6.30.	1965.60.	320 Tonnes.	45/-	14400/-	120 Tonnes.	30/-	3600/-	40 Tonnes.	40/-	1600/-	25885.60.	480 Tonnes @12/- 5760/-	20125:60 or 20200-00.
																				Grand Total	35,200-00

Note:- Basis for calculation;-

1). Poles of 24" and up. } are valuated at rates sanctioned in G.O.No. AFD. 2 FDP. 70/dated 14th August 1970.
2). Poles of below 24". } For K.G.M. supplies.

3). For a). Firewood. Market rates at Rs. 45/- }
b). Brushwood. -do- at Rs. 30/- } per ton respectively as was done in respect of plantations given to Agricultural University,
c). Roots. -do- at Rs 40/- } Bangalore.

4). Deduction for Felling, conversion transport and other expenses in respect of item 6 above is given at the ruling market rate of Rs. 12/- per ton for 10 miles lead from Bangalore.

(N.S. Adkoli)
Divisional Forest Officer, Bangalore.
21.8.70.

Sl. No. 48 22

AFD 6250 FA 70
19/8/70

B3.GFL.1792/69-70.
Encl: Annexure I

CHIEF CONSERVATOR'S OFFICE:
Bangalore, dated, 18 August, 1970.

To

The Secretary to Government,
Agriculture and Forest Department,
Bangalore.

Sir,

Sub: Grant of Forest land in Jaraka Bande Plantation "A" in Bangalore North Taluk - Construction of Motion Picture Studio.

Ref: This office letter of even No. dated 6-4-70.

32324

The opinion of the Department has already been furnished to Government in this office letter quoted above.

2. At the Meeting that took place in the Chambers of the Hon'ble Minister of State for Forests on 11-8-70, in which the Secretary to Government, Agriculture and Forest Department, Deputy Secretary, Agriculture and Forest Department, Bangalore, and the Special Officer and Ex-Officio Under Secretary, Agriculture and Forest Department, were also present, the Minister was kind enough to instruct to send proposal for this lease of some area in Jarakabande Plantations to the above Firm and also to concede the tree-growth at the current Market Rates etc., and also to propose the terms and conditions of lease.

3. The Divisional Forest Officer, Bangalore, has promised to submit his report, sketch and other details immediately.

4. Meanwhile, I am enclosing herewith an Annexure detailing the draft terms and conditions of lease that may be imposed while leasing the area for necessary action at your end. The Item No.2 in respect of recovery of rent has been kept blank for insertion by Government since the rent prevalent for lease of lands to small scale Industries is at Rs.150/- per acre per year.

Yours faithfully,

(Y.M.L.Sharma),
Chief Conservator of Forests.

Sl. No. 7

August 10, 1970

Sri Alur Hanumanthappa
Hon'ble Minister for Forests
Government of Mysore
Bangalore

Dear Sir,

Sub: Grant of forest land in Jaraka Bande Plantation "A" in Bangalore North Taluk - construction of motion picture studio -

We are highly grateful for having spared your valuable time to inspect the plantations on 4-8-1970 and attended the meetings arranged by the Hon'ble Chief Minister on 3-8-1970 and 10-8-1970.

2. In the light of the discussions we had with the Chief Minister along with you on 3-8-70 and 10-8-70, we wish to submit our considered proposals for your kind consideration.

3. In view of the fact that a large extent of the plantation has to be retained for the Forest Department for its research and experimental purposes, you were good enough to suggest that it would be possible for the Government of Mysore to spare between 90 and 100 acres of land towards the west of the plantation where no research and experiments are being carried out.

4. We consider, that to start with, this area would be suitable for our purpose provided the "Gomal" land adjoining the area proposed to be released, could be made available to us by the Government of Mysore at a later date for our expansion programme.

5. In the light of the changed circumstances, our construction and development programme suggested in our letter to the Hon'ble Chief Minister (copy enclosed), has to be replanned.

6. In the area now proposed to be released, plain and level land is available only in the north-west corner for which we have approach from the southern end only. We have to therefore put up roads from the southern end leading to the northwest corner. It would not be possible for us to execute the construction programme without the approach road being made available to us.

7. Secondly, the land that is proposed to be released is the area which we had originally thought of for developing out-door shooting gardens and parks, as well as the fantasy land. We have to therefore start the work on out-door shooting gardens and parks along with our construction programme of laboratories, recording and re-recording theatre as well as one shooting floor.

8. Under the circumstances, it would be desirable if the entire extent between 90 and 100 acres is leased to us immediately so that our construction and development programmes could go on simultaneously.

9. We would prefer to have this entire acreage granted to us fixing an upset price as has been done in the case of Messrs. Abhiman Studios. If, for any reason, it is not possible to grant it outright, we may be given this land on temporary lease.

10. We hereby give an undertaking that the project for the entire area will be completed within a period of 18 to 24 months. It would be difficult for us to get financial assistance from financing institutions if we have to construct the buildings and instal machinery on leased land. We therefore suggest that the land will be granted to us at an upset price as soon as we complete the works noted at para 7 above.

11. One more aspect of the project which we would like to stress here is that the available plantations on the proposed land should not be felled or removed by the Department, as they would be helpful and ideal for our project.

12. Summing up, we wish to state our requirements herein seriatim:

1) Lease an extent of 90 to 100 acres of the Jarakabande Plantation "A" on temporary lease.

2) The available trees should not be cut and removed from this area.

3) The area now leased should be granted to us at an upset price of Rs.300/- per acre including the Malki as soon as we complete the works noted in para 7 above.

With kind regards,

Yours sincerely,

G. S. Mani,
Managing Director.

cc: Hon'ble Chief Minister.

S.M.

Sub: as at p.r.cf.

51

19

AFD.24.FAL70 (Pt)

CCF,

I'm enclosing a copy of representation dated 23.7.70 of M/s Kapali Enterprises, on the subject mentioned above, I am directed to request you to instruct the D.F.O. Bangalore to prepare a sketch of the area asked for with the value of the existing tree-growth etc

Y/f

U/S A&F

13/8.

Sl. No. 5

52

18

AFD 5940 FA 70,
5/8/70

KAPALI ENTERPRISES

Kusuma Bhavan,
68, IV Main Road,
Malleswaram,
BANGALORE-3.

July 23, 1970

Dy. Secy., A & F
No. 1640 3/8

Min. of St. Forests.
No. MFP(B) 253/70. Date.

Sri Veerendra Patil
Chief Minister of Mysore
Vidhana Soudha
Bangalore-1

D.S to put up the connected file to Day

APO Bangalore may be asked to prepare a sketch of the area asked for with the value of the existing growth etc.

38/7/70.

ALUR HANUMANTHAPPA
Min. of State for Forests.

Dear Sir,

Sub: Grant of forest land in Jaraka Bande Plantation "A" in Bangalore North Taluk - construction of motion picture studio -

We propose to construct a motion picture industry complex in Bangalore along with ancillary facilities, which would help the film producers in the Mysore State to function effectively without any handicap or hindrance, at any stage of production. It is also our intention to have Television Studio as Television is coming up in the country.

The construction of a full-fledged motion picture industry complex would not only help the producers in the State but would also attract producers from outside the State. This will certainly help the growth of film industry as well as contribute to the economy of the State.

With the above object in view, we have planned to construct a Film Industry Complex in four stages as follows:

30

I Stage:	Black and White Laboratory	3 acres	
	Colour Laboratory	5 acres	
	16 MM and 8 MM Laboratory	3 acres	
	Preview ~~an~~ theatre	1 acre	
	Recording and Re-recording theatre	3 acres	
	Cold Storage Vault	2 acres	
	Editing Room	1 acre	
	Administrative Buildings	2 acres	
	Canteen, essential quarters, etc.	5 acres	
	Inter-communication roads	5 acres	
			30 acres
II Stage:	Outdoor shooting, gardens & parks	50 acres	
	Animation, Cartoons, special effects	5 acres	
	T.V. studio and laboratories	5 acres	
	Quarters for staff	25 acres	85 acres
III Stage:	Aircondition rooms, quarters and flats for people coming from outside and abroad	20 actes	
	Manufacture of specialised equipments for the industry	40 acres	60 acres
IV Stage:	Fantasy land	145 acres	145 acres

AUG 1970

F—A

Sri ~~ABG~~ R

5/8

We have completed the planning and preliminary arrangements for starting work on the first stage, as soon as the required land is granted by Government at concession rates for industries.

There is an extent of 312 acres of land in Jaraka Bande Plantation "A" in Bangalore North Taluk. Out of this land, we require for the first stage 30 acres of land along with the existing Malki.

We would request you, Sir, to kindly reserve the remaining extent to be granted to us along with Malki as and when we commence the remaining x three stages.

In view of the fact that all our plans have been finalised for the construction of the Studio, it would help us a great deal if sanction is accorded for granting 30 acres of the above said land including Malki immediately at concessional rates as has been done in the case of Abhiman Studios, Bangalore.

Thanking you,

Yours faithfully,
for KAPALI ENTERPRISES,

Venkataram Babu

N.Venkataram Babu,
Secretary.

cc: Hon'ble Minister for Forests,
Government of Mysore, Bangalore.

KAPALI ENTERPRISES

Kusuma Bhavan,
68, IV Main Road,
Malleswaram,
BANGALORE-3.

August 10, 1970

Sri Alur Hanumanthappa
Hon'ble Minister for Forests
Government of Mysore
Bangalore

Secretary to examine
Put up the Cabinet
note regarding
lease rent per acre per year
& other conditions
11/8/70.

ALUR HANUMANTHAPPA
Min. of State for Forests

Dear Sir,

Sub: Grant of forest land in Jaraka Bande Plantation "A" in Bangalore North Taluk - construction of motion picture studio -

1. We are highly grateful for having spared your valuable time to inspect the plantations on 4-8-1970 and attended the meetings arranged by the Hon'ble Chief Minister on 3-8-1970 and 10-8-1970.

2. In the light of the discussions we had with the Chief Minister along with you on 3-8-70 and 10-8-70, we wish to submit our considered proposals for your kind consideration.

3. In view of the fact that a large extent of the plantation has to be retained for the Forest Department for its research and experimental purposes, you were good enough to suggest that it would be possible for the Government of Mysore to spare between 90 and 100 acres of land towards the west of the plantation where no research and experiments are being carried out.

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6. In the area now proposed to be released, plain and level land is available only in the north-west corner for which we have approach from the southern end only. We have to therefore put up roads from the southern end leading to the northwest corner. It would not be possible for us to execute the construction programme without the approach road being made available to us.

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KAPALI ENTERPRISES

Kusuma Bhavan,
68, IV Main Road,
Malleswaram,
BANGALORE-3.

copy

July 1970

Sri Veerendra Patil
Chief Minister of Mysore
Vidhana Soudha
Bangalore.

Dear Sir,

SUB: Grant of forest land in Jaraka Bande Plantation "A" in Bangalore North Taluk - construction of motion picture studio-

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		--------	30 acres
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		--------	60 acres
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....

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We would also request you, Sir, to kindly reserve the remaining extent to be granted to us along with the Malki as and when we commence the remaining three stages.

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Thanking you,

Yours faithfully,

SD/- x x x

Secretary.

/copy/

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With kind regards,

Yours sincerely,

G. S. Mani,
Managing Director.

cc: Hon'ble Chief Minister.

Office of the
Divisional Forest Officer,
Bangalore -3, dated 10-8-1970.

No.R147DAR156/70.71

To

The Conservator of Forests,
Mysore Circle,
MYSORE -4.

Sir,

Sub:- Grant of land in Jarakabande 'A' for Firlm Industry Complex.

=o=o=

As instructed by the Hon'ble Minister of Forests during spot inspection on 4-8-1970, the portion pointed out in Jarakabande 'A' plantation was get surveyed as per the sketch enclosed and the area is approximately 90 acres.

The industry has indicated in their original letter dated 19-12-1967, the necessity of only 25 acres to begin with. Depending on their immediate actual requirement, minimum necessary area may be leased out to the party after they choose the required bit out of the above surveyed sketch.

The area of 90 acres now demarcated consists of the following:-

1952	Trenchmound plantation	..	12 acres.
1953	Trench-mound plantation	..	16 acres.
1954	Trench-mound plantation	..	20 acres.
1955	Trench-mound plantation	..	10 acres.
1961	Eucalyptus pit plantation	..	32 acres.
		Total:	90 Acres.

The question of malki value will be taken up after the portion of area to be leased and its extent are decided by Government. The borewell spots can be permitted to be used even if they are not included in the initial lease plot.

Yours faithfully,
SD.

(N.S.ADKOLI),
Divisional Forest Officer,
Bangalore-3.

bc/-

Copy submitted to the Chief Conservator of Forests in Mysore, Bangalore, for information.

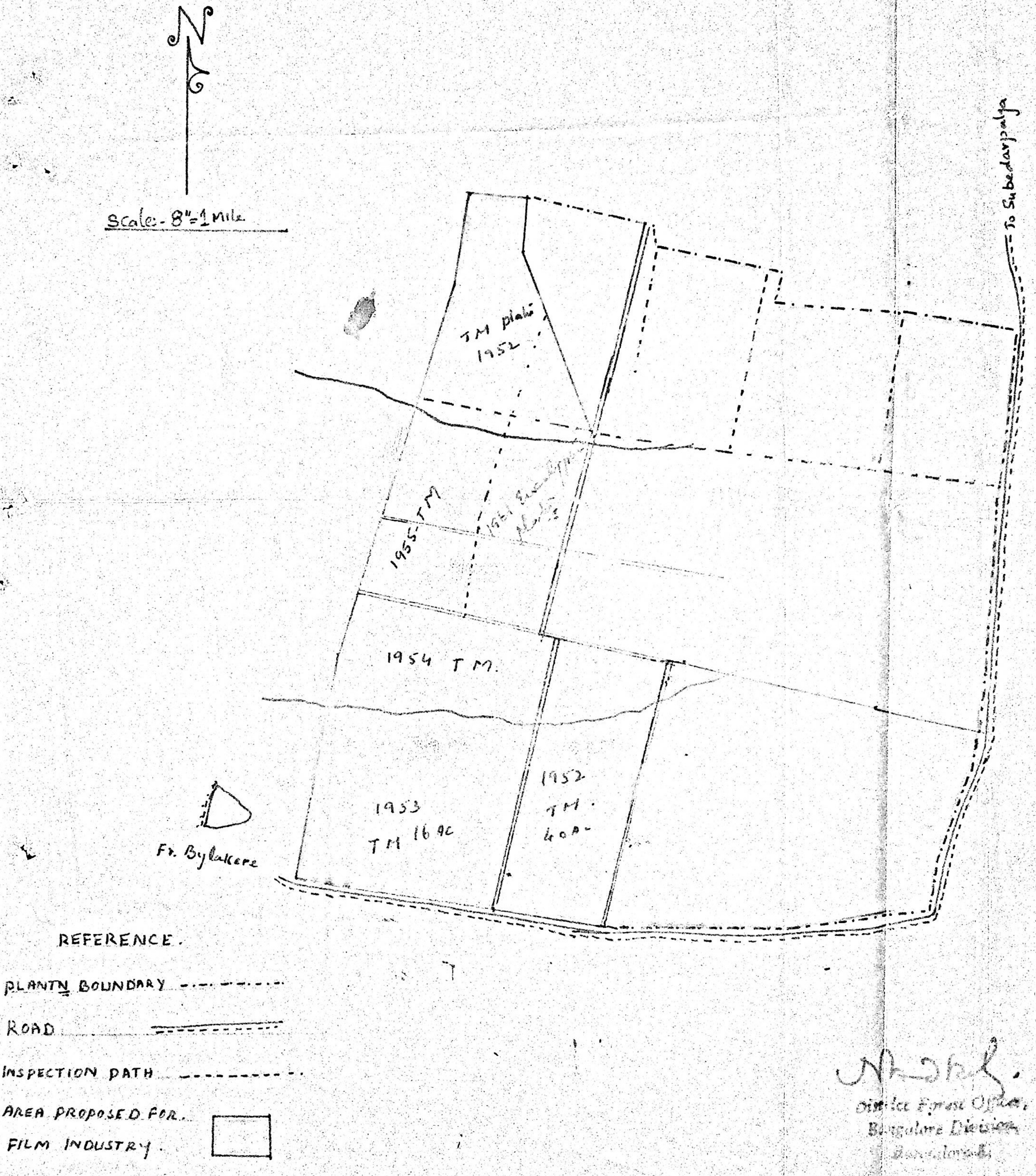
Copy to the Private Secretary to the Hon'ble Minister of State for Forests, Vidhana Soudha, Bangalore, for information.

DIVISIONAL FOREST OFFICER, BANGALORE-3.

....

JARAKABANDE PLANTATION A BLOCK.

SKETCH SHOWING THE PLANTATION AREA PROPOSED FOR ESTABLISHMENT OF A FILM INDUSTRY.


N
Scale:- 8"=1 Mile
TM plant 1952
1955 TM
1961 Eucalyptus plants
1954 TM.
1953 TM 16 ac
1952 TM 40 Ac
Fr. Bylakere
To Subedarpalya
REFERENCE.
PLANTN BOUNDARY
ROAD
INSPECTION PATH
AREA PROPOSED FOR FILM INDUSTRY.

District Forest Officer,
Bangalore Division,
Bangalore.

G.O 1·2

M. G. S. App. F VI—G. 2]

SUBJECT...

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Diary No. of letter replied to..............................

Section

Serial No.

File No.

Mysore Government Secretariat

( )

the 196 .

Proceedings of the Government of Mysore

Read— HD 335 PLS 69

Date of issue..............................196 .

To

The General Manager,
Kapali Enterprises,
Kusuma Bhavan,
68, 10 Main Road,
Bangalore 3.

Signed by..

~~Order thereon.~~—No.

Sub:— as in S No III

May this be—

- (i) printed?
- (ii) treated as a Standing Order?
- (iii) published in the Gazette, English Part?
- (iv) translated?
- (v) placed at the disposal of the Press?
- (vi) published in the Gazette, Kannada Part?

Sir,

With ref. to your letter ~~No~~ dated 10·1·20, on the above subject, I am directed to state that as the land in question is under the control of the Forest Dept. your ref. has been sent to the A & F Dept. for ~~further~~ necessary action. Further ref. if any may ~~placed~~

please be addressed to
the Secy, A&F Dept.
Vidhana Soudha, Bangalore

Y S

u.c.g

Copy to A&FD together with the connected file for favour of necessary further action in the matter.

List of Enclosures.

Copied by

Examined by

Office of the
Divisional Forest Officer,
No.R.528-DAR-136/69-70. Bangalore -3, Dated: 3-8-1970.

To

The Conservator of Forests,
Mysore Circle, Mysore-4.

Sir,

Sub:- Grant of land for Film Industry Complex.

=o=o=

M/s. Kapali Enterprises, Bangalore have applied for grant of 300 acres out of Jarakabande 'A' plantation in Bangalore district for starting a Film Industry Complex in their letter dated 19-12-1969 addressed to the Secretary to Government, Agriculture and Forest Department. This letter has been forwarded through No. AFD-24-FGL-70 dated 28-1-1970 to the Chief Conservator of Forests in Mysore, Bangalore for remarks. The Chief Conservator of Forests in Mysore, Bangalore has addressed the Secretary to Govt. in his letter ~~dat~~ No. B3-GFL-1792/69-70 dated 6-4-1970 to reject the request of M/s. Kapali Enterprises, on the ground that the Jarakabande 'A' Plantation is a model Eucalyptus plantation used year after year by the Mysore Forest Department for demonstration of the planting of Mysore Gum technique to the various Forest Colleges that visit Bangalore. Besides there are a number of experiments laid out by the Silviculturist Unit for study of various aspects of raising Mysore Gum, as well as Lavender Oil Plant.

Thurahalligudda State Forest near Kengeri comprises of about 500 acres of which about 330 acres has been covered by Trench-mounds plantations, Abhimana Studios, Bangalore have been granted 20 acres of land out of this State Forest and the Mysore Film Corporation as also inspected this area for grant of some land for opening of Studio. It is therefore suggested that M/s. Kapali Film complex may also be requested to see if Thurahalligudda is convenient for their purpose. If not B.M. Kaval State Forest comprising of 1382 acres or Ragehalli Forest comprising of 9719 acres are also within easy access and close proximity to Bangalore and they may be requested to see if they can select suitable

P.T.O.

area out of the above State Forest.

The Forest Department is against release of any land out of Jarakabande 'A' State Forest for reasons has already enumerated.

Yours faithfully,

(N.S.ADKOLI),
Divisional Forest Officer,
Bangalore-3.

Copy to the Private Secretary to Hon'ble Minister of State~~xxxxx~~ for Forests, Vidhana Soudha, Bangalore.

Copy submitted to the Chief Conservator of Forests in Mysore, Bangalore, for kind information.

No.B3/GFL/1792/69-70.
Encl. 2 + sketch

CHIEF CONSERVATOR'S OFFICE:
Bangalore, dated, ~~3rd~~ 6 April, 1970.

To

The Secretary to Government,
Agriculture and Forest Department,
BANGALORE.

D.C. SECTION
A.&F.D.
No. 14531
2424/FM/70

Sir,

Sub:-Grant of land for Film Industry Complex.

Ref:-Your No.AFD 24 FGL 70, dated 28-1-70.

I enclose herewith a copy of letter No.LND.GFL. 3786/69-70, dated 13-3-1970, together with its enclosure received from the Conservator of Forests, Mysore, on the above subject.

F.R

2. In this case, M/s. Kapali Enterprises, Bangalore-3 have put in an application to the Minister ~~for~~ of Industries and Information, requesting for grant of 25 acres of land in the first stage and 300 acres ultimately for their project of Film Industry. The area applied for falls in Jarakbande "A" and "B" Plantations which measures 312 acres.

3. It is one of the best plantations of the department which attracts the forest colleges for study for raising Mysore gum. Since almost all the area near about have been released for various industries and institutions, this is the only area remaining with the department ~~with~~ worth the name.

4. The Divisional Forest Officer, Bangalore, states that there are about 40 acres on South-West side near Bylakere area which is rocky and contains Trench-mound plantations of 1953 and 1954 with Eucalyptus planted in the pits in between. He has therefore no objection to grant 25 acres out of the same and no further land should be committed etc. The Conservator of Forests, has agreed with the same.

5. But I do not agree for the said proposal made by the Conservator of Forests, as there is no point in recommending 25 acres, when the party wants /300 acres in the final stage.

The request of M/s. Kapali Enterprise, Bangalore-3, may kindly be rejected.

Yours faithfully,

Chief Conservator of Forests.
4/4

Copy of the letter No. LND.GFL.3786/69-70 dt 13-3-70, from the Conservator of Forests, Mysore circle, Mysore, to the Chief Conservator of Forests in Mysore, Bangalore.

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Sub:- Grant of land for Film Industry Complex.

Ref:-Your No.B3.GFL.1792/69-70 dated 21-2-70

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With reference to the above, I enclose herewith letter No.R-528_DAR-136/69-70, dated 26-2-70, received from the Divisional Forest Officer, Bangalore, in duplicate for kind perusal.

2. Under the circumstances explained by the Divisional Forest - Officer, I am not in favour of releasing large extent of forest area in Bangalore Division, as the percentage of Forest area is too low. At best 25 acres in 1953-54 trenchmound pltation can be conceded with no future commitments.

3. The sketch in duplicate is enclosed herewith.

--

Copy-

Chief Conservator of Forests.

Mb/-

67

so rich in tree-growth will be liquidated completely if the total extent asked for is to be considered for release in due course.

A maximum of 25 acres land out of the 1953 and 1954 Trench-mound plantations can be conceded if at all, in favour of the applicants. In view of the rich tree-growth in the area and academic utility of the plantations being used by the Forest Classes for study of raising Mysore-gum, no further land should be committed in favour of the applicants.

The tree-growth existing in most of the land is quite rich and the malki value is likely to be of the Order of Rs. 600/- to 800/- per acre.

A copy of the Sketch of the area is enclosed with this Report.

Yours faithfully,

(N.S.ADKOLI),
Divisional Forest Officer,
Bangalore -3.

bc/-

No.R-528-DAR-136/69-70.
Encl. Sketch in duplicate.

Office of the
Divisional Forest Officer,
Bangalore -3, Dated 26-2-1970.

To

The Conservator of Forests,
Mysore Circle,
MYSORE -4.

Sir,

Sub:- Grant of land for Film Industry Complex.

Ref:- Chief Conservator of Forests, Bangalore
No. B3-GFL-1792/69-70 dated 21-2-1970.

=o=o=o=o=

Jarakabande Plantation "A" is situated in Bangalore North Taluk at a distance of about 8 miles from Bangalore City. It is one of the earliest plantations of Bangalore Division notified under the provisions of Section 9 of the Forest Rules of 1878 vide Notification No. 10407-Ft-F-153-95 dt. 28-5-1896. It consists of 312 acres, all of which are under plantations eversince the early 30's. It is the only plantation which has attracted the Forest Colleges from Coimbatore and Dehra Dun year after year.

In the past, there were many Forest plantations within 10 miles radius of Bangalore and to-day all of them have gone in favour of the various Institutions like the Military establishment, the Bangalore University, the Agricultural University, Air-port, Hindustan Machine Tools, Bharath Electronics, Sharavathi Receiving Station etc., leaving only Jarakabande "A" and "B" in the possession of the Forest Department.

To-day Jarakabande "A" consisting of 312 acres bears Forest Plantations of the year 1950 to 1961. Bulk of the area is under Eucalyptus pit Plantation. About 40 acres on the South-west side near Bylakere are rocky and contain Trench-mound plantation of 1953 and 1954 with Eucalyptus planted in the pits in between.

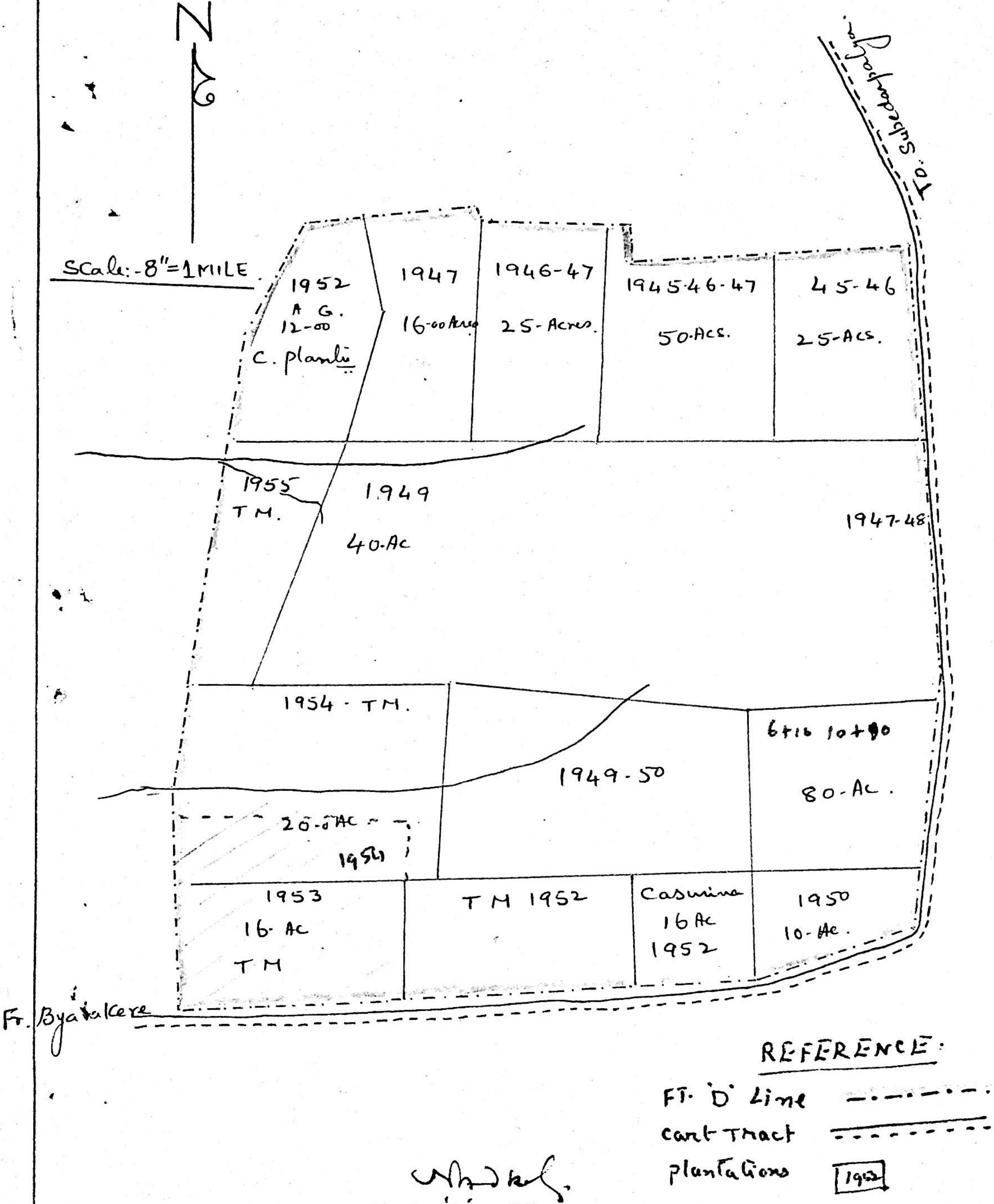
M/s. Kapali Enterprises have asked for 25 acres land in the first stage and intend to occupy a total extent of 300 acres eventually in a Project to be completed in 4 stages. Whereas 25 acres is a reasonable bit of land to be considered for release in a plantation so rich in tree-growth, it must be admitted that the whole plantations

P.T.O.

MYSORE FOREST SURVEYS

JARAKBANDE PLANTATION "A"

BANGALORE RANGE - BANGALORE DIVISION.


N
Scale:-8"=1 MILE
To. Subedarpalya
1952
A G.
12-00
C. plantn
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1946-47
25-Acres.
194546-47
50-Acs.
45-46
25-Acs.
1955
TM.
1949
40-Ac
1947-48
1954 - TM.
6+16 10+80
1949-50
80-Ac.
20-0 AC
1954
1953
16-Ac
TM
TM 1952
Casuarina
16 Ac
1952
1950
10-Ac.
Fr. Byatakere
REFERENCE.
FT. 'D' Line
cart Track
plantations
1952

District Forest Officer,
Bangalore Division,
Bangalore-3.

Sl. No. 2

GOVERNMENT OF MYSORE

No. AFD 24 FGL 70.

MYSORE GOVERNMENT SECRETARIAT,
VIDHANA SOUDHA,

Dated, Bangalore, 28/1/1970

FROM

The *Secretary to the Government of Mysore,*
Agriculture & Forest Department.

To. The Chief Conservator of Forests
in Mysore, Bangalore.

Sir,

Sub: Grant of land for Film Industry Complex-

In enclosing a copy of representations dated 19-12-1969 and 10-1-1970 of ~~tx~~ M/s. Kapali Enterprises, on the subject mentioned above, I am directed to request you offer your remarks in the matter.

Yours faithfully,

28/1/70

(N. Shantha Raju)
Section Officer,
Agri. & Forest Department.

hns/28-1/

Copy of letter dated 19-12-1969 from M/s. General Manager, Kapali Enterprises, Kusuma Bhavan, 68, IV Main Road, Malleswaram, B'lore-3, to the Minister for Industries & Information, Government of Mysore, Bangalore-1.

Further to our letter dated 5th August 1969 and in pursuance of the personal discussions we had with you, we desire to inform you that we have phased out the Film Industry Complex in four stages as follows:-

I Stage:	Black and White Laboratory	3 acres	
	Colour Laboratory	5 acres	
	16 MM and 8 MM laboratory	3 acres	
	Preview theatre	1 acres	
	Recording & Re-recording theatre	3 acres	
	Cold Storage Vault	2 acres	
	Editing room	1 acre	
	Administrative buildings	2 acres	
	Canteen, essential quarters, etc.	5 acres	25 acres
II Stage:	Outdoor shooting, Gardens & Parks	50 acres	
	Animation, Cartoons, Special Effects	5 acres	
	T.V.Studios and Laboratories	5 acres	
	Quarters for staff	25 acres	85 acres
III Stage	Air condition rooms, quarters and flate for people coming from outside and abroad	20 acres.	
	Manufacture of specialised equipments for the industry	40 acres	60 acres
IV Stage.	Fantasy land	150 acres.	150 acres.

We have made all arrangements for starting the work of I Stage and we prepose to start the construction and installation immediately the land is granted.

In this connection we would like to point out that we do not want the entire extent of 300 acres to be granted at once. It would be enough if you could kindly arrange to grant us 25 acres of land to cover the first stage.

It should however be made definite now itself to reserve the remaining extent to be granted to us as and when we start the different stages.

We are enclosing herewith a copy of the drawing prepared by our Chartered Architects Messrs. Bajpai Madan Patki Razdan of Bombay for your kind information.

Copy of letter dated 10-1-1970 from M/s. Kapali Enterprises ~~and~~ to the Secretary to Govt., Home Department.

Sub: Grant of land for Film Industry complex.

Please refer to your letter No.HD.335 PIS 69 dated 2nd/9-1-1970.

The location of the land is in Bangalore North Taluk and belongs to the Forest Department. The name of the forest area is jarakabanda Kaval, Bangalore Range, Bangalore North Taluk. Since it is a forest land, there is no survey number.

A copy of our letter dated 5-8-69 is enclosed for your kind ref.

Thanking you.----

Sl. No. 1

Subj: as at Sl. No. III of AD 335 Dls 69 1.

II

28/1

AFD. 24. FCL 70

In enclosing a copy of representations dated 19.12.69 and 10.1.70 of of M/s Kapali Enterprises, in the subject mentioned above, I am directed to request you to offer your remarks in the matter.

(p/ 4 and 18 of H.D. file)

Y/s

27.1.70
P.O. AFD